

# WAREHOUSE INVESTMENT FOR SALE

Unit 19 Liongate Enterprise Park  
80 Morden Road  
Mitcham CR4 4NY

5,460 sq. ft.  
(507.28 sq. m.)



andrew scott  
robertson  
commercial

SINGLE LET TO 2035 TO A STRONG TENANT



PROFESSIONAL PROPERTY PEOPLE



## LOCATION PLAN



## LOCATION

The property is located in an established industrial area, to the north of Morden Road (A239) and just over a mile to the east of the A24 and Morden, including Morder Underground station (Northern Line).

The property is located approximately 250ft from Belgrave Walk Tram stop, with its regular services to Wimbledon (9 minutes) and Croydon (approximately 20 minutes).

## DESCRIPTION

The subject property comprises an end of terraced industrial unit of brick elevations with profile metal sheet cladding and of steel portal frame construction with block work walls. The property is used as a store and distribution warehouse for car parts together with offices, WC and shower to the ground floor with a further office and kitchen to the first floor.

Across the rear of the unit is a good-sized mezzanine floor, providing additional storage space.

## AMENITIES

- Mezzanine floor of 1,082 sq. ft. (100.52 sq. m.)
- 7 customer parking spaces directly outside each unit.
- Further 9 parking spaces (inc. 2 EV charging) to the side
- Eaves height of 7.057m with ridge of over 8.5M.
- 3 phase supply (100 Amp per phase).

## VAT

The property is elected for VAT.

## USE

Class E / B8. Suitable for a variety of uses.

## PRICE

**£1,500,000** Freehold subject to occupational lease.

## TENANCY

The property is single let to Marshall Motor Group Limited for 10 years from 8<sup>th</sup> May 2025 at £103,820 per annum exclusive.

The lease includes an upwards only 5<sup>th</sup> year rent review and tenant only break option on 6 months prior written notice.

## ACCOMMODATION

Ground (GIA)	4,090 sq. ft. (279.96 sq. m.)
First (GIA)	1,370 sq. ft. (127.32 sq. m.)
<b>TOTAL</b>	<b>5,460 sq. ft. (507.28 sq. m.)</b>
Mezzanine (GIA)	1,082 sq. ft. (100.52 sq. m.)

## RATES

2026 List Rateable Value: £84,500  
UBR 2026/2027 - £0.48.0p in the £.  
Source: VOA website.

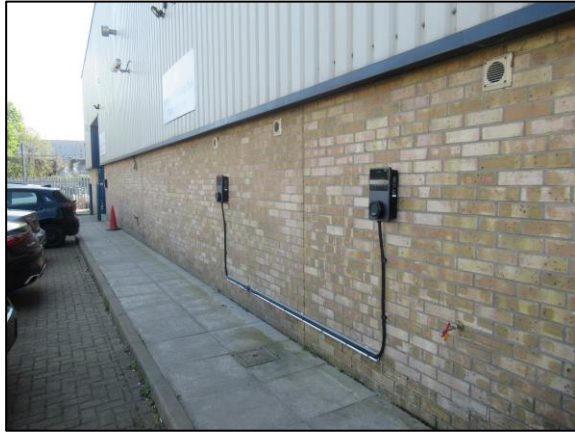
Interested parties should make their own enquiries with Merton Council to confirm the rates payable

## EPC

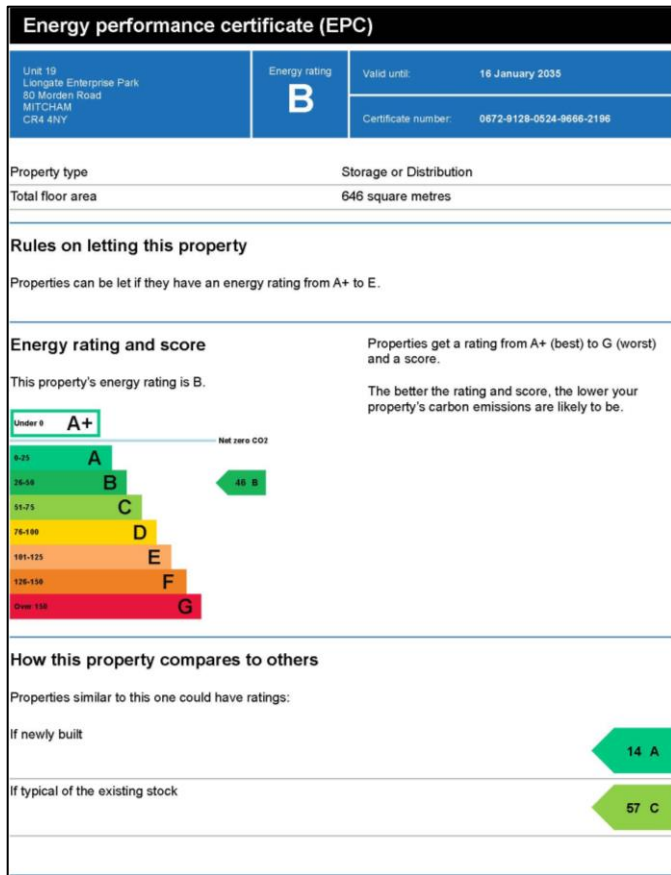
Band B (46) Expires 16 January 2035

## LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.



# EPC



# TENANT INFORMATION

Marshall Motor Group Limited was incorporated in 1934. (Company no. 00295579).

A current company check shows this company having a common credit rating of A (very low risk) and a provider credit rating of 96 out of 100 (very low risk).

Current credit limit is £11,750,000.

	31/03/25	31/03/24	31/03/23
Turnover	£1,815,949,000	£1,442,980,000	£1,414,841,000
Gross profit	£191,495,000	£158,272,000	£142,140,000
Net profit	£4,056,000	£1,958,000	£11,024,000

## WAREHOUSE INVESTMENT FOR SALE

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Strictly by appointment via Sole Selling Agents:

**Andrew Scott Robertson**

Contact: **Stewart Rolfe**

Tel: **020 8971 4999**

Email: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)

Quinton Scott Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

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- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
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