

## TO LET

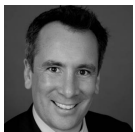


## Mitcham - Warehouse & Industrial

2,468 sq ft (229.28 sq m) GIA

Unit 5 Vale Industrial Park, 170 Rowan Road, London, Mitcham, London, SW16 5BN

### For viewing and further information contact:



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### Key Benefits

- Concrete floor in warehouse
- Roller shutter entrance
- Three phase power
- 1st floor office accommodation
- Two onsite parking spaces



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## Location

Vale Industrial Park is situated on Rowan Road (B272) which connects with the A23 to the north and the A236 Croydon Road to the south.

The site is located within the London Borough of Merton approximately 6 km (4 miles) north of Croydon. The property is well located for access to Croydon, central London and the M25. Mitcham Eastfields Station and Streatham Common railway station are both approximately 1 km from the property.

## Description

The building forms part of the Vale Industrial Park that was built in 2008. The property provides a modern, mid terrace industrial warehouse property. The units are all of a steel frame construction with profile clad elevations. Internally the property provides full height industrial warehouse premises and 1st floor mezzanine offices at the front of the building.

## Specification

- Three phase power
- Min eaves height 7.3m
- Roller shutter entrance
- Solid concrete floor
- 1st floor mezzanine office area
- Fluorescent strip lighting in warehouse
- 2 parking spaces

## Availability

The following area have been measured on a Gross Internal Area basis:

Ground Floor	179.25 sq m	1,930 sq ft
1st Floor	49.95 sq m	538 sq ft
<b>Total</b>	<b>229.2 sq m</b>	<b>2,468 sq ft</b>

## Terms

A new FRI lease is available direct from the landlord of the property.

## Viewings

To be arranged via the sole agents.

## Rent

£40,000 per annum

## Energy Performance Rating

A copy of the Energy Performance Certificate is available on request from the agents.

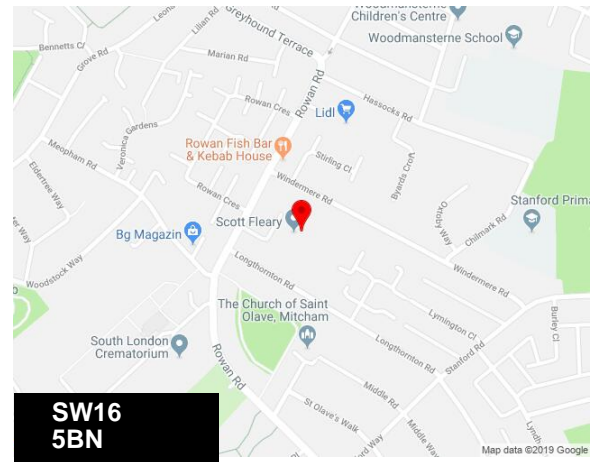
## Business Rates

Rates Payable: £10,560  
(based upon Rateable Value: £22,000 and UBR: 49.1p)

Interested parties should make their own enquiries with the relevant local authority.

## Service Charge

£1,616 per annum Estate service charge



SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

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