

# WAREHOUSE TO LET

UNIT 21 ► 21,529 sq ft (2,000 sq m)

TO BE  
REFURBISHED



UNIT 21

SCREWFIX



## ► SPECIFICATION

- 5.25m minimum eaves height
- New roof with warranty
- 2 roller shutter loading doors
- Integral office accommodation
- Rear loading
- 3 phase power
- EPC Rating - D

## ► ACCOMMODATION

UNIT 21		
Warehouse	1,627 sq m	17,517 sq ft
Ground Floor Office / Ancillary	173 sq m	1,861 sq ft
First Floor Office / Ancillary	200 sq m	2,151 sq ft
<b>Total GIA (Approx)</b>	<b>2,000 sq m</b>	<b>21,529 sq ft</b>
Car parking spaces		13 spaces

Warehouse / Industrial  
accommodation  
with good access to  
Central London



## DESCRIPTION

The unit comprises a warehouse / industrial premises with ancillary office accommodation on the ground and first floor. The property forms part of a four-unit terrace fronting Streatham Road. The unit is of concrete portal frame construction with full height brick elevations to the rear and concrete and glazed elevations to the front, under a pitched roof.



## CONTACT

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This brochure and the descriptions and measurements contained herein do not form part of a contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. July 2016

## LOCATION

Unit 21 is located on the Mitcham Industrial Estate and fronts onto the A216 Streatham Road. Mitcham is located 8 miles south of Central London and 4 miles north-west of Croydon in the London Borough of Merton.

Mitcham benefits from excellent transport links. It is within close proximity of south London's principal trunk roads, A23 and A24, providing direct access to Central London and the national motorway network.

- 20 minutes by train to Central London
- 12 minutes by train to Clapham Junction
- 2 miles to Tooting Broadway Underground station
- 1.8 miles to Colliers Wood Underground station
- 0.7 miles to Mitcham Eastfields train station

