

# Grace Business Park

Willow Lane Mitcham CR4 4TU

Warehouse | 2,424 ft<sup>2</sup>



Eaves height of 3.5m



3 phase power



Roller shutter loading facilities



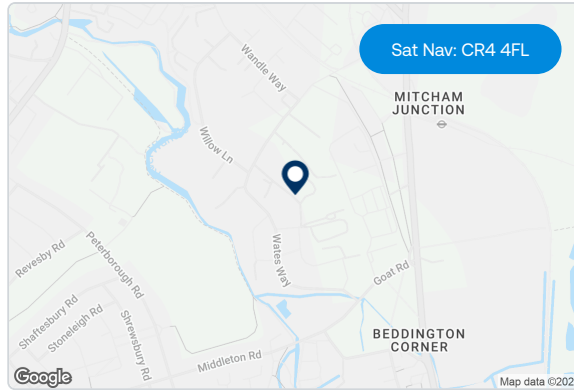
Dedicated W/Cs



Allocated parking

Available to Let





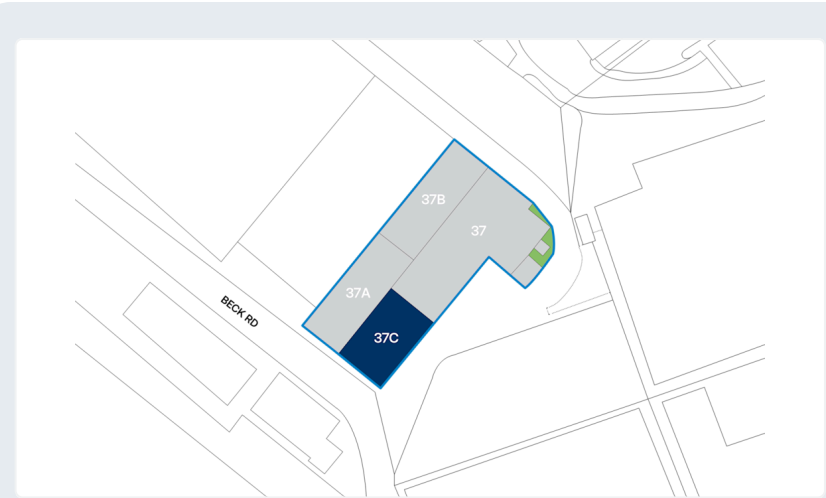
## Description

The unit comprises an end of terrace unit of brick construction with a steel A-frame roof, situated within the well connected Willow Lane Industrial Estate. The property provides 2,424 sq ft of light industrial accommodation, together with allocated parking and loading facilities.

## Location

The unit is prominently positioned within Grace Business Park, directly off Wates Way. The estate benefits from excellent road connectivity, with close proximity to the A217 (London Road) and A236, providing direct access to the A24 and A23.

The property also benefits from strong public transport accessibility, with Mitcham Junction Station located nearby, providing regular services into London Victoria station



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 37C	Warehouse	2,424	Immediately	2,625
Total		2,424		

## Further information

**EPC D** Rent  
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

**Terms**  
Available on new full repairing and insuring leases.

**Legal costs**  
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

**Peter Cole**  
Mileway  
southeast@mileway.com  
0203 991 3516

**Henry Newland**  
Levy Real Estate  
henry.newland@levyrealstate.co.uk  
07443 530 151

**Will Sandbach**  
Levy Real Estate  
will.sandbach@levyrealstate.co.uk  
07399 623 192

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