

Falcon Business Centre

Wandle Way Mitcham CR4 4FG

Warehouse | 3,409 - 7,672 ft²



Located on Willow Lane Estate



Quick access to Central London



Secure self-contained estate



Modern units



8.3m eaves height

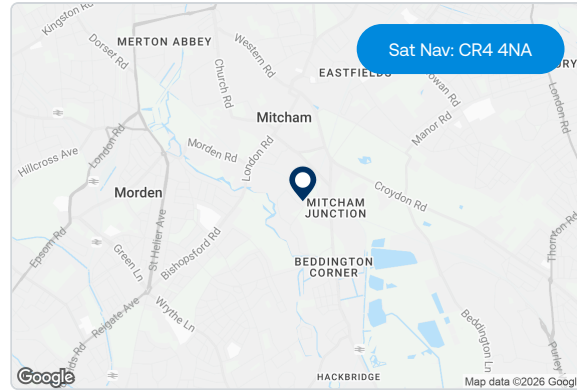


On-site parking throughout

Available to Let



LastMileFirst | mileway.com



Description

The modern industrial/warehouse units are of portal steel frame construction with clad sheet elevations and profile sheet roofs. Access to the main warehouses is via an electric roller shutter door (4m height) and all units benefit from 8.3m eaves height. Ancillary office accommodation is commonly provided at first floor level and is accessed via the main warehouse. The units also benefit from 2 forecourt parking spaces.

Further information

EPC C
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](#)

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Location

The units are well located on the corner of Willow Lane and Wandle Way, on the popular Willow Lane Industrial Estate. The estate is approximately just one mile south of Mitcham town centre. Mitcham Junction station is close to the estate and provides main line rail services to London Victoria. Tramlink services are also available to Wimbledon (approx 10 minutes) and Croydon (approx 15 minutes).



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 8	Warehouse	3,409	Immediately	7,145
Units 1 & 2	Warehouse	7,672	Immediately	13,746
Total		11,081		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly