



WAREHOUSE TO LET

**UNIT 49 WATES WAY
WILLOW LANE INDUSTRIAL ESTATE
MITCHAM
SURREY CR4 4HR**



29,844 sq. ft. (2,776.33 sq. m.) plus yard



LOCATION

The unit is located in an established industrial estate, being the largest in the London Borough of Merton. Mitcham Junction train station is approximately 12 - 15 minutes' walk away, allowing regular, direct connections to Central London (Victoria from 22 minutes, London Bridge in 35 minutes and St Pancras in 37 minutes). Tram services are also available to Wimbledon (10 minutes) and Croydon (15 minutes).

DESCRIPTION

A detached industrial unit of concrete portal construction with brick elevations. The unit comprises traditional warehouse space with 6m eaves height and ancillary offices on both ground and first floors. The property benefits from a large amount of outdoor space and off-street parking.

AMENITIES

- *Ground floor warehouse*
- *Ancillary offices*
- *Roller shutter loading door*
- *Three phase electricity supply*
- *WC's to ground and first floors*
- *Kitchen*
- *Designated yard and off street parking*
- *Excellent transport links*
- *To be refurbished*

ACCOMMODATION (GIA)

GF Warehouse: 26,776 sq. ft. (2,488 sq. m)
 GF Office: 1,554 sq. ft. (144 sq. m)
 FF Office: 1,554 sq. ft. (144 sq. m)
Total: 29,884 sq. ft. (2,776 sq. m)

TENURE

A full repairing and insuring lease on terms to be agreed.

RENT

On application.

VAT

The unit is elected for VAT which is to be charged in addition.

RATES

2017 List Rateable Value: £161,000

Estimated rates payable 2022/23 - £85,652 pa.

Source: VOA

Transitional relief may be available. Interested parties are recommended to make their own enquiries with Merton Council.

EPC

D: 76. See attached.

LEGAL COSTS

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

VIEWING

Strictly by appointment through Joint Sole Letting Agents:-

**Andrew Scott
Robertson**
24 High Street
Wimbledon, SW19 5DX
Tel: 020 8971 4999

**Stiles Harold
Williams**
69 Park Lane
Croydon, CR0 1BY
Tel: 020 8662 2700

Contact : Stewart Rolfe
commercial@as-r.co.uk

Contact : Alex Gale
agale@shw.co.uk

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

- (i) VAT may be applicable.
- (ii) 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
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

August 2020

Energy Performance Certificate

Non-Domestic Building



49 Wates Way
MITCHAM
CR4 4HR

Certificate Reference Number:
0090-8206-0330-4810-7050

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

76

This is how energy efficient the building is,

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	2727
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	77.6
Primary energy use (kWh/m ² per year):	450.28

Benchmarks

Buildings similar to this one could have ratings as follows:

28 If newly built

81 If typical of the existing stock

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