



CONNAUGHT BUSINESS CENTRE

22 WILLOW LANE, MITCHAM, CR4 4NA

REFURBISHED WAREHOUSE UNIT TO LET

1,246-2,496 SQ FT



UNIT A2 CONNAUGHT BUSINESS CENTRE

22 WILLOW LANE, MITCHAM, CR4 4NA

LEWIS &CO

DESCRIPTION

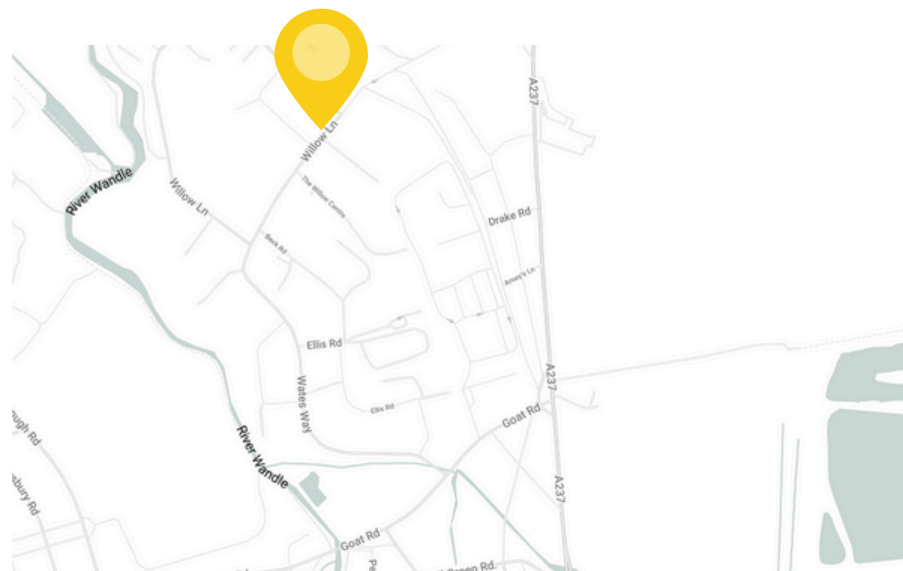
The premises comprise a mid-terrace refurbished unit of steel frame construction with blockwork walls under a pitched roof with glazed front elevation.

LOCATION

The premises are located on Connaught Business Centre on the well established Willow Lane Industrial Estate, approximately 9 miles south of Central London and 4 miles north of Croydon.

The A217 is approximately 1.5 miles to the west, providing swift access to the M25 (Jct 8) and the M23.

Mitcham Junction BR Station is 0.3 miles from the property, providing regular National Rail services to Central London, Epsom and Sutton.



SPECIFICATION

- 4.0m eaves height
- Three phase electricity
- WC facilities
- Gated estate
- On site car parking
- Roller shutter access

FLOOR AREAS

| Unit | sq ft | sq m |
|--------------|--------------|------------|
| Unit A1 | 1,246 | 115 |
| Unit A2 | 1,250 | 116 |
| Total | 2,496 | 231 |

TERMS

Available on a new lease on terms to be agreed.

RENT

On application.

RATES

Interested parties are advised to make their own enquiries with the local authority.

EPC

Available upon application.

VIEWING

Strictly by appointment through the joint sole agents.

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