



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**Vale Industrial Park, 170 Rowan Road,
Streatham SW16 5BN**

**INDUSTRIAL UNIT WITH KITCHEN FACILITIES
AVAILABLE TO RENT
(3,689SQFT)**

Summary

- Self-contained **industrial unit** available **to rent**
- Property extends **3,689sqft (NIA)** over **ground (warehouse)** and **mezzanine floors (office and commercial kitchen)**
- **Streatham Common & Norbury train stations** (National Rail) **just 1-mile away** and site well connected with **Central London by road**
- Ideal for **dark kitchens, last mile industrial occupiers & local businesses**
- We are inviting offers **to rent** at **£55,000pax (£15psf)** on **flexible lease terms**

Description

Self-contained **industrial unit** available in **Mitcham**, within a **purpose built (2008) trading estate**.

The property has most recent been used by a **food distribution company** and currently includes a **fully fitted kitchen, office space, toilet facilities** and **2 x parking spaces** to the front of the demise.

The unit **can be let with the existing fit out** or can be **stripped back to shell condition**, including the **removal or retention of the existing mezzanine**. This would then allow an incoming occupier to configure how they wish.

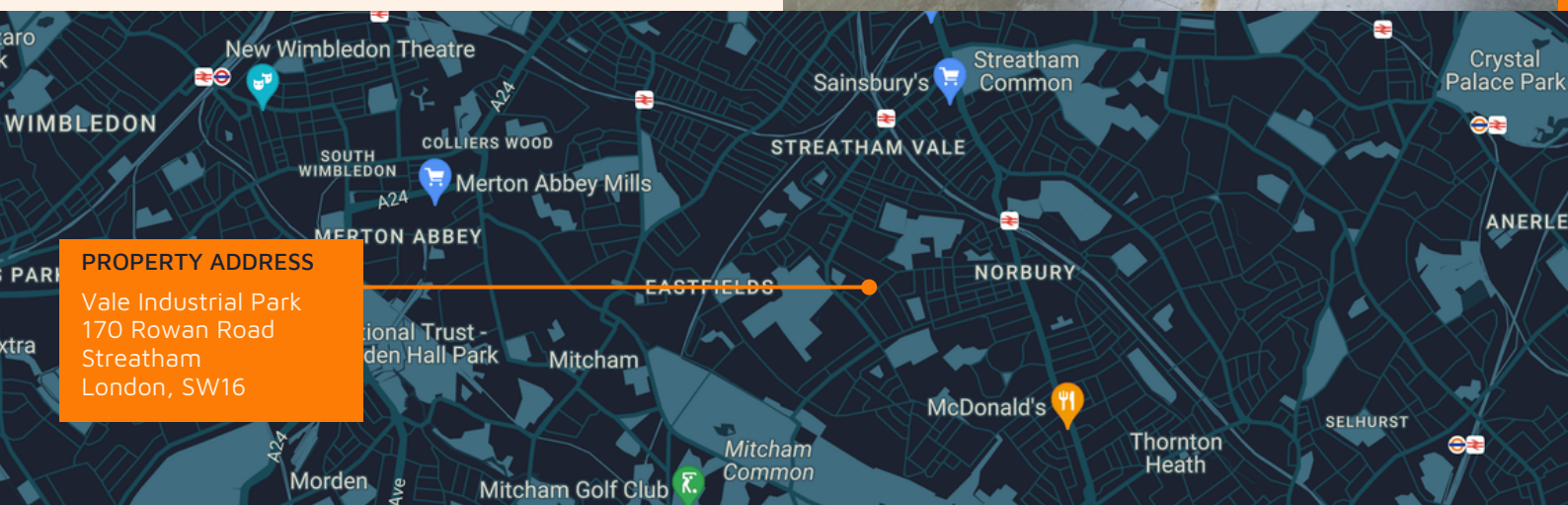
Benefits from **9-metre floor to ceiling heights, roller shutter door entry** and **CCTV systems** installed.

Location

Vale Industrial Park is located on **Rowan Road (B272)**, connecting to the **A23** to the north and **Croydon Road (A236)** to the south.

Estate offers excellent **links into Central London** and **the M25** for distribution. **Croydon town centre** is also just 4-miles to the north.

Property also accessible by train, with **Norbury** and **Streatham Common stations** equidistance (1-mile away), offering **National Rail services**.



Viewings

Available via prior appointment, contact **Henshall & Partners** to arrange.

Rates & SC

From the **VOA**, we would estimate **rates payable** to be **£17,220pax**.

We recommend that interested parties contact **Merton Council** for exact figures.

Service charge is charged at **£1,324pax**.

Terms

We are inviting **rental offers** at **£55,000pax** (£15psf) on **flexible lease terms**.

CONTACT US

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