



Unit 8 Willow Lane, Mitcham, Surrey CR4 4UH

Self-contained freehold for sale

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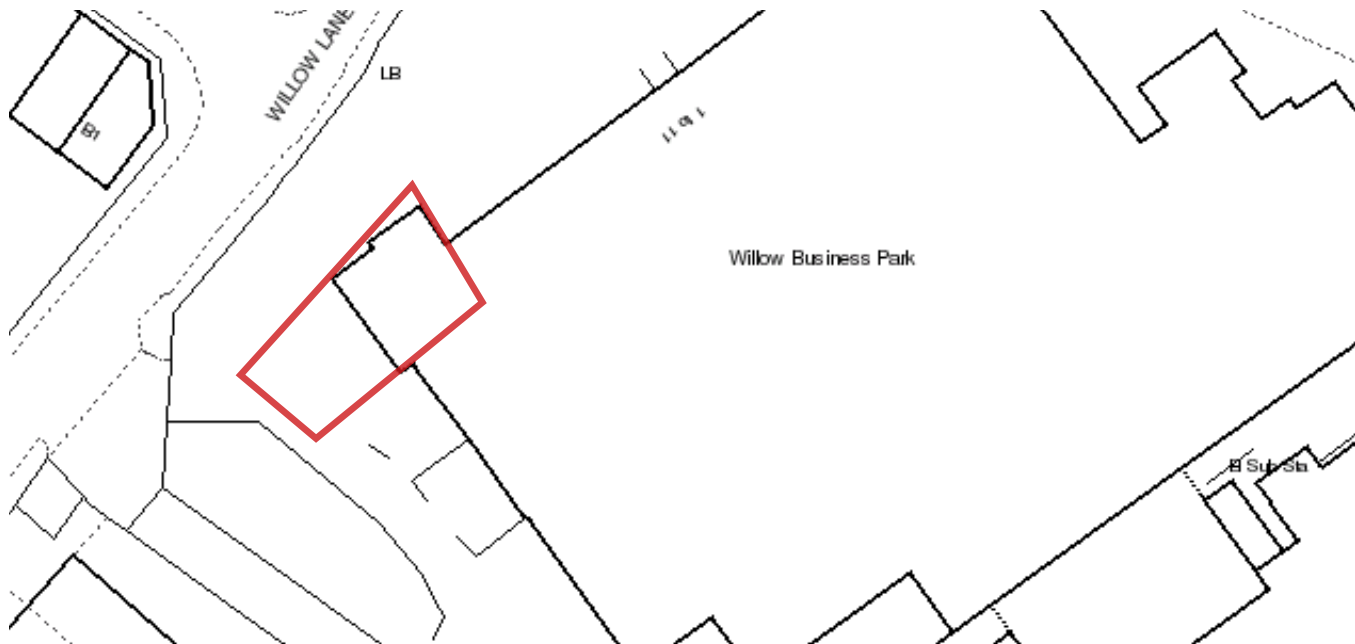
- Freehold building for sale
- Measuring approx. 8,800 sqft
- Very good condition throughout
- 8 allocated car parking spaces
- Sold with vacant possession
- 0.4 miles from Mitcham Junction Station
- OIRO £1,000,000
- Ideal for B1 or D1 occupants (STPP)

## DESCRIPTION

This 4/5 storey office building provides modern, versatile and well-presented accommodation which could be suitable for a variety of occupants. The previous occupants used the property as a place of worship.

Located in the Willow Lane Industrial Estate, the building measures approximately 8,800 sqft (please check floor plan) and was recently refurbished throughout. The ground, first and second floors each comprise a large open-plan space with separate kitchen and toilet facilities, whilst floors 3-5 are laid out with smaller rooms of varying sizes, also with W/C facilities. All floors are serviced by a lift, and the building also benefits from air-conditioning, an alarm system, video entry and an integrated speaker system and tannoy. Externally there are 8 allocated parking spaces.

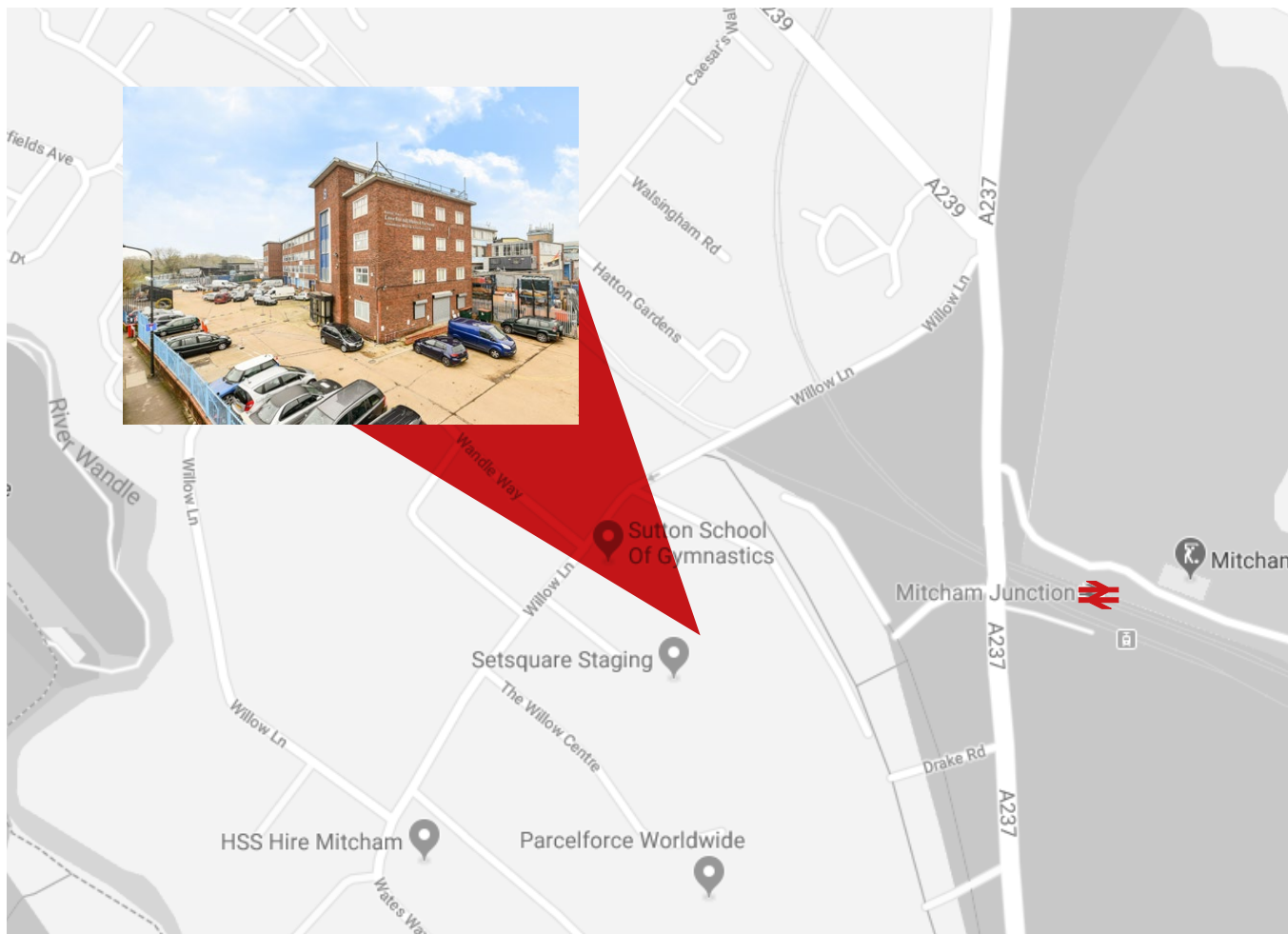
Suitable for sole occupation, but also offering the potential to be separated into multiple units each with kitchen and W/C facilities without considerable alteration, this building is likely to be of interest to both owner occupiers or investors who can expect a high yield on their investment based on local market rents.



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## LOCATION

The property is located in the Willow Lane Industrial Estate which includes a mixture of industrial units and office buildings. Mitcham Junction Station is 0.4 miles away and provides a direct service to London Victoria in 22 minutes and London St Pancras in less than 40 minutes. The A24 is a 10-15 minute drive from the property and this provides a direct route into Central London.

## TERMS

Offers in the region of £1,000,000 are invited for the freehold interest with vacant possession on completion.

## VAT

We understand that VAT is applicable in this transaction at the prevailing rate.

## FURTHER INFORMATION

Copies of floor plans are available on request.

## SERVICES

We understand the property is connected to all mains services, however, interested parties are advised to make their own enquiries in this regard.

## EPC

An EPC is available upon request.

## VIEWINGS

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 8315 5454.



**For more  
information  
contact:**

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[Meet the rest of the team...](#)

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