

# Falcon Business Centre Mitcham

Available to Let  
Warehouse  
2,464 - 11,739 sq ft



Located on Willow Lane Estate



Quick access to Central London



Secure self-contained estate



Modern units



8.3m eaves height



On-site parking throughout



# Falcon Business Centre

Wandle Way Mitcham CR4 4FG



## 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.

## 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).

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## 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.

## Viewing / Further Information

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 3	Warehouse	2,467	Immediately	£5,140 PCM
Unit 4	Warehouse	2,464	Immediately	£5,140 PCM
Unit 8	Warehouse	3,409	01/10/2025	£7,145 PCM
Unit 9	Warehouse	3,399	01/12/2025	£7,120 PCM
Total		11,739		

**Mileway**