

**TO BE REFURBISHED**

Michael  
Rogers

**TO LET**

**2,956 sq.ft. Warehouse / Industrial Unit**

**Unit 1 Soho Mills, Hackbridge SM6 7HN**



## Description

The Soho Mills Industrial Estate offers modern manufacturing or warehouse accommodation. This end of terrace unit is of brick construction under a shallow pitched steel portal frame roof providing column free space within the warehouse/industrial area. The ground floor warehouse with an electrically operated roller shutter door is accessed from the loading yard. No offices are currently provided but could be constructed at ground or mezzanine level with windows along the front elevation and may be separately entered from the front pedestrian door with dedicated adjacent car parking.

- ❖ Parking spaces to the front of the unit
- ❖ Three phase electricity
- ❖ Gas supply
- ❖ 5.5m Clear internal height
- ❖ Male / Female WC
- ❖ Electrically operated roller shutter loading door

## Location

Soho Mills Industrial Estate, is situated off the A237 London Road, Hackbridge to the north of Carshalton midway between Sutton and Croydon.

Hackbridge railway station is in close proximity to the estate, providing regular services to Central London (London Victoria - 20 minutes),

## Accommodation

	Sq Ft	Sq M
Ground Floor	2,956	274.6
<b>TOTAL</b>	<b>2,956</b>	<b>274.6</b>

## Rates

Rateable Value: £20,750

## Terms

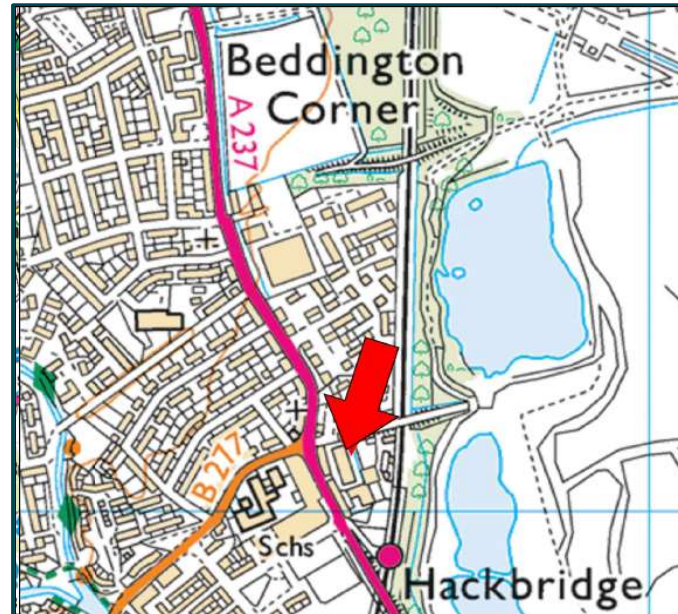
Available To Let  
POA

## Legal Costs

Each party to be responsible for their own costs.

## EPC

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# Contact



For further information, or to arrange a viewing, please contact.

**ROGER DUKE**

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