

London CR0 - Unit 17, Tait Road Industrial Estate, Croydon CR0 2DP  
Freehold Light Industrial/Warehouse Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS



# London CR0 - Unit 17, Tait Road Industrial Estate, Croydon CR0 2DP

## Freehold Light Industrial/Warehouse Investment



### Investment Consideration:

- Purchase Price: £695,000
- Vacant possession
- ERV: £65,000 p.a. GIY: 9.35%
- VAT is NOT applicable to this property
- Comprises two-storey light industrial unit
- Total GIA 371.60 sq m (4,000 sq ft)
- Benefits from 7 car parking spaces
- Up and over roller shutter 4.1m x 3.5m
- Situated within the established Tait Road Industrial Estate, and 10-minute walk from Selhurst Train Station (30 min journey to central London).



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### Property Description:

The property comprises a mid-terraced light industrial unit of steel framed construction, set beneath a profile sheet pitched roof, with brick elevations, accessed by way of an up and over roller shutter door. The unit benefits from a 5.1m minimum eaves height. There are ancillary offices and WC facilities at ground floor level and mezzanine storage above, providing the following accommodation and dimensions:

Ground Floor: 231.40 sq m (2,490 sq ft)

First Floor: 140.20 sq m (1,510 sq ft)

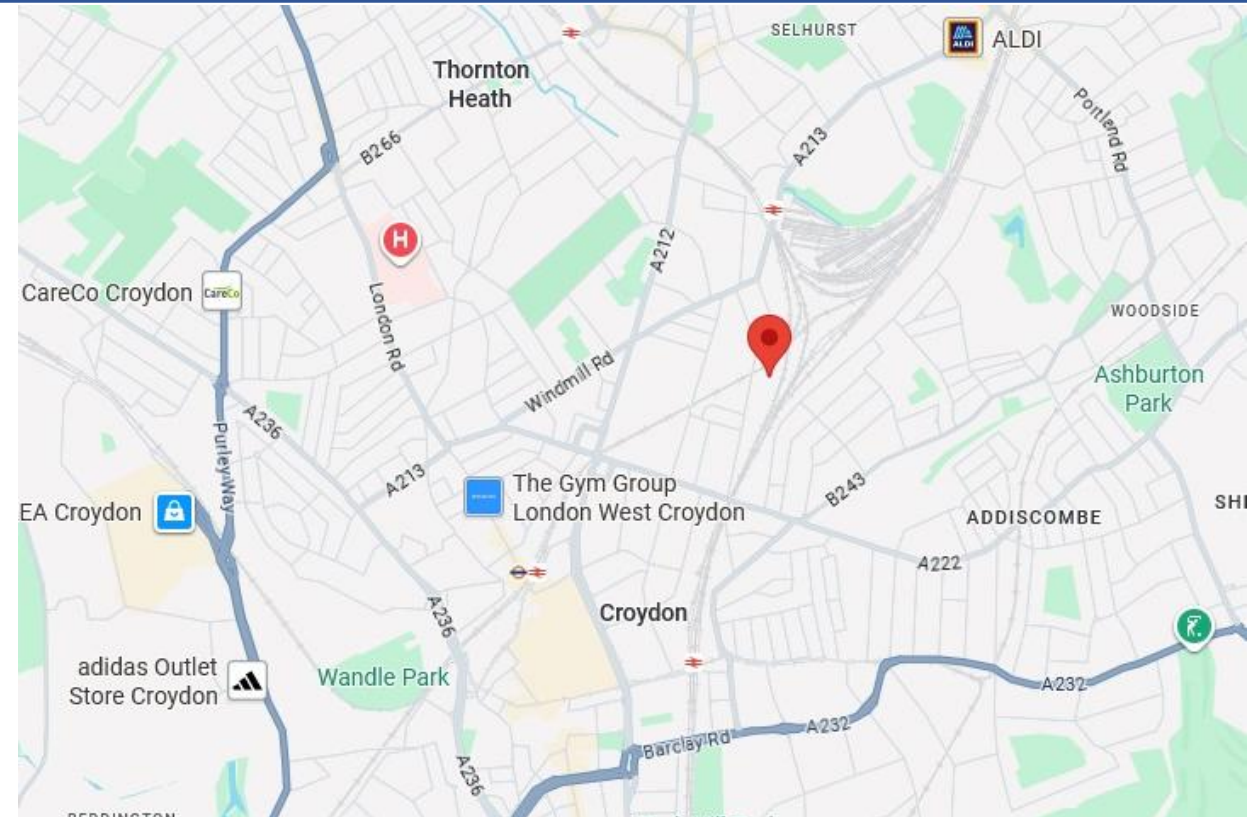
Total GIA: 371.60 sq m (4,000 sq ft)

### Tenancy:

The property is at present vacant. ERV: £65,000 p.a.

### Location:

The property is situated within the established Tait Road Industrial Estate, and is within a short distance north of Croydon town centre. Nearest mainline railway services are provided at Selhurst mainline railway station, which provides access to central London in approximately 30 minutes.



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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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