

Ref: F21

# For Sale Freehold Industrial Unit with yard



## 26-28, Parsons Mead, Croydon, London, CR0 3SL

**LOCATION:**

The premises are situated to the back of residential properties on Parsons Mead which is a short walk away from West Croydon's mainline and overground station and London Road with many multiples and independent retail traders in this bustling shopping area.

The property is situated in between the A236 and the A212 which provide access into Mitcham and Crystal Palace in a northerly direction as well as South Croydon and Purley in a southerly direction. The area is serviced by many bus routes and London Bridge can be reached within 25 minutes on the train.

**DESCRIPTION:**

The property comprises of a ground floor industrial unit with mezzanine storage totalling approximately 4,345sq ft (403.71sqm). The property is in need of modernisation and benefits from a front yard, mezzanine storage, external WC, 3-phase power and has a minimum eaves height of 2.09m. Please note there is no gas supply in the property.

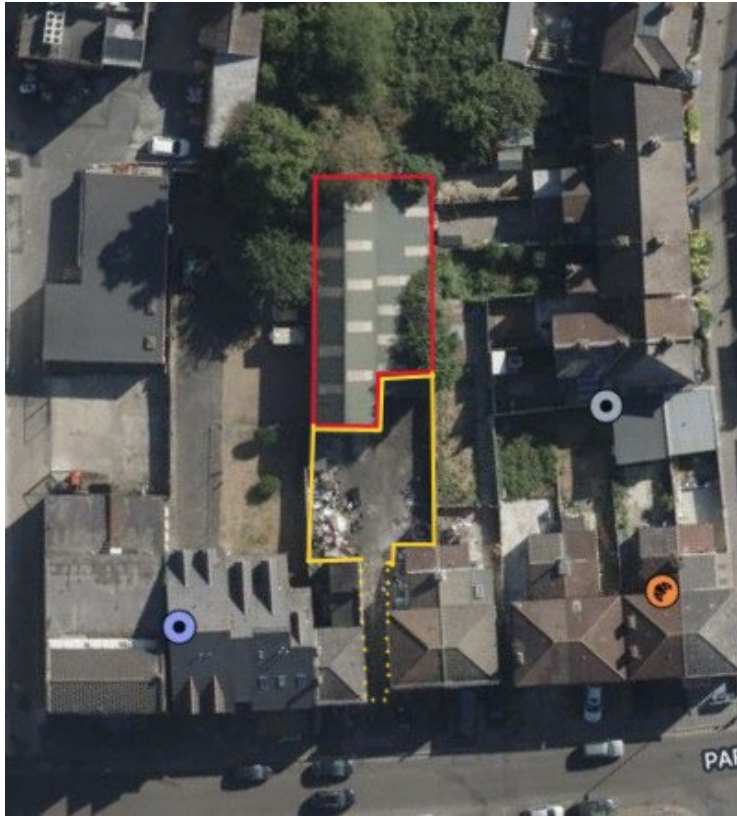
The property is offered for sale freehold unconditionally and may be suitable for future development for residential or commercial (subject to planning).

**N.B.**

**It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.**

**AMENITIES:**

- **INDUSTRIAL UNIT WITH GIA OF APPROX 4,345SQ FT (403.71SQM)**
- **FRONT YARD**
- **MEZZANINE STORAGE**
- **EXTERNAL WC**
- **3-PHASE POWER**
- **MINIMUM EAVES HEIGHT OF 2.09M**



**PRICE:** Offers in excess of £1,000,000 (one million pounds)

**RATES PAYABLE:** tbc

**EPC RATING:**

**ANTI MONEY LAUNDERING** Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

**LEGAL COSTS:**

**V.A.T.** All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

**VIEWING:** Via Sole Agents only.

**LAND COMMERCIAL LTD**  
**020 8498 8080**

*IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.*