



INDUSTRIAL PREMISES WITH SECURE YARD - TO LET

- 4,519 Sq Ft (419.82 Sq M)
- £60,000 per annum exclusive

67 Imperial Way, Croydon, Surrey CR0 4RR

Key Features

- Front and Side Loading Doors
- 3 Phase Power
- Gas Warm Air Blowers to Warehouse
- Minimum eaves height 3.77m
- Self-Contained Offices
- Kitchenette
- Ladies/Gents WC facilities
- Secure Hardstanding Yard
- Off-Road Parking

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.



Description

The property comprises a detached single-storey concrete portal framed building beneath a pitched roof, with two-storey offices to the front, and secure hardstanding yard.

Location

The premises are located on the southern side of Imperial Way.

Access to Imperial Way is gained from the A23 Purley Way, with Croydon Town Centre located approximately 1.5 miles to the North East and the M23/M25 approximately 6 miles to the South via the A22 and A23.

Waddon mainline BR Station is within 0.75 miles to the North and provides a direct service to London Victoria and London Bridge.

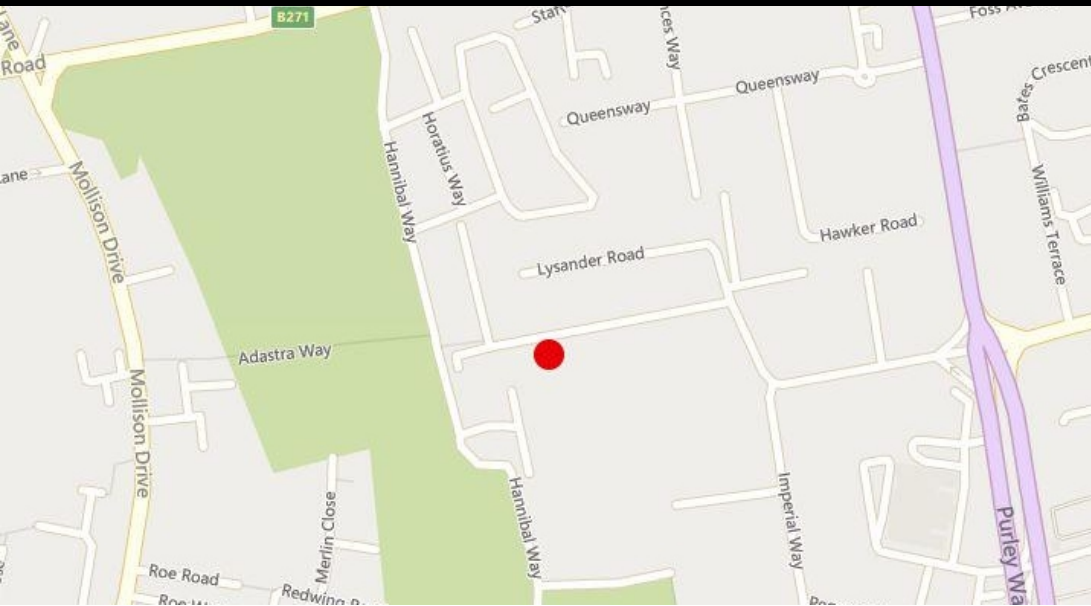
Accommodation

The premises have the following approximate floor areas.

Internal Area	Sq Ft	Sq M
Ground Floor Warehouse	3,171	294.59
Ground Floor Workshop	618	57.41
Garages	260	24.15
Mezzanine	470	43.66
Total Gross Internal Floor Area	4,519 Sq Ft	419.82 Sq M

External Area	Sq Ft	Sq M
Side Yard	1,047	97.27
Rear Yard	1,457	135.36

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.



Terms

The premises are available to let on a new Full Repairing and Insuring Lease for a term to be agreed.

Rent

The commencing rental is £60,000 per annum exclusive.

VAT

The property has not been elected for VAT.

EPC

The EPC rating for this property is E (109).

Virtual Tour

<https://www.youtube.com/embed/xCFPKVMd6Y4>

Rates

According to the Government website the property has a Rateable Value of £24,250. Therefore, the rates payable for the current financial year for 2022-2023 are £12,100.75. NB: The rates actually payable may be subject to transitional relief.

Legal Costs

Each party is to be responsible for their own costs in this transaction.

Viewing

Strictly by appointment through Sole Agents:



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