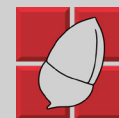


Car Park



753-755 London Road, Thornton Heath, Surrey CR7 7PE

Warehouse & car park to rent



**acorn**

Commercial, Investment & Development



- Warehouse measuring c.6,100sqft
- Secure car park
- 4m ceiling height
- Suitable for trade counter operators & other industrial/storage users
- Located off the Thornton Heath Pond Roundabout in Croydon
- Close to established Purley Way industrial area via A23
- Guide rent: £65,000pa + VAT

### Description

An opportunity to rent a 6,100sqft warehouse building in Thornton Heath which includes a secure car park/yard.

The site benefits from two secure entrance/exits and the warehouse is split into two sections. The main warehouse area is open plan, has 4m high ceiling height and is accessed from the car park/yard via a roller shutter door. The other section is split into separate rooms which include a reception area, office, kitchen & toilets. The property is in fair condition for the most part, some areas would benefit from light decoration.

The site will likely appeal to a wide variety of industrial users and trade counter operators considering it has a large open plan storage/workshop area and car park/yard which could serve the business and customers.

The property was previously occupied by a tool hire company.

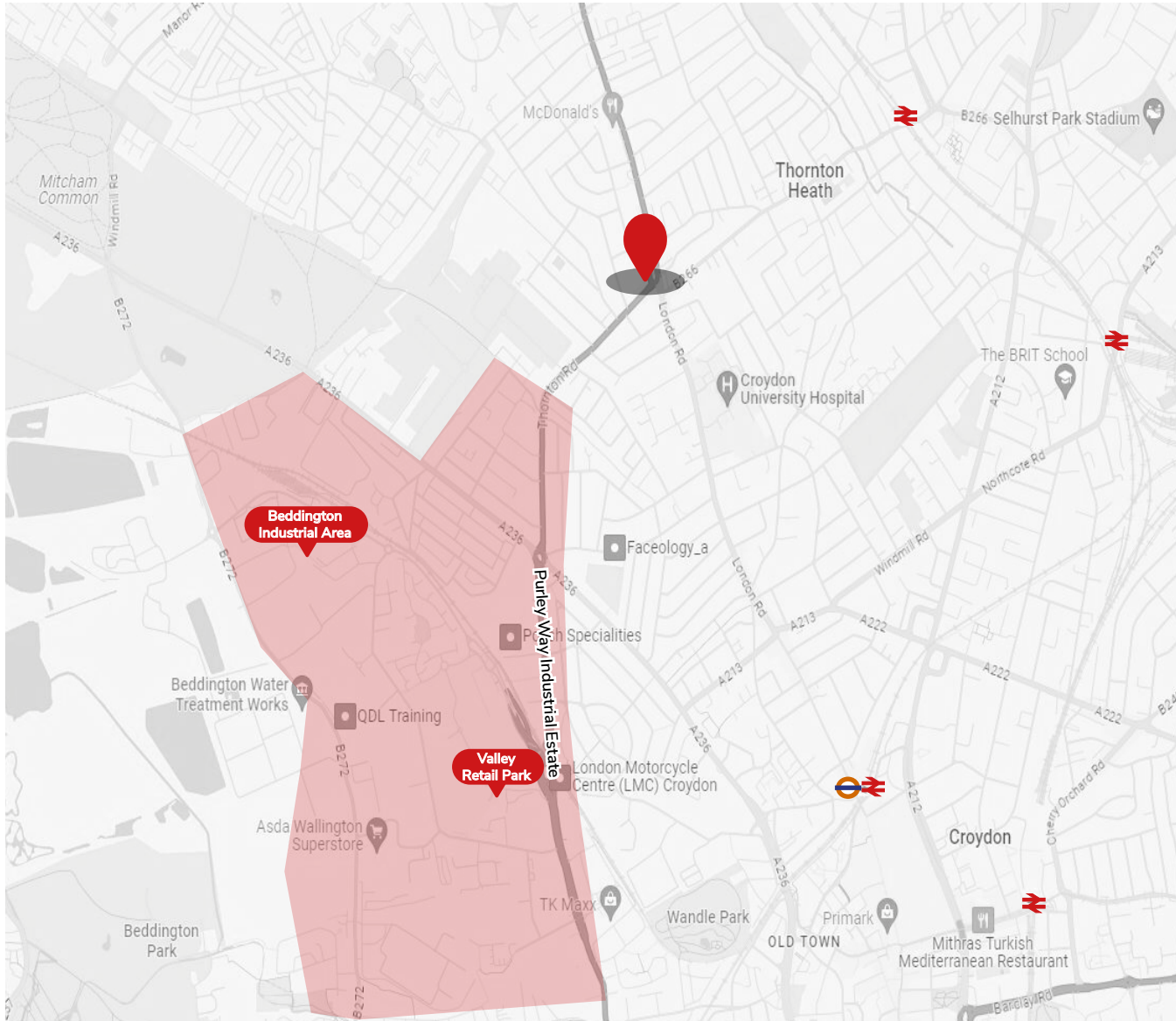
### Use Class

The property is believed to benefit from B8 (storage & distribution) use class however, interested parties are advised to make their own enquiries in this regard.

### Business Rates

According to the summary valuation effective from 1st April 2023, the rateable value for the property is £39,000. We understand rates payable are therefore approximately £20,000 per annum however, interested parties are advised to visit the Valuation Office Agency website to calculate occupier specific rates.





- Established Industrial Area

## Location

The subject property is located off the Thornton Heath Pond Roundabout which connects to the A23 (London Road) and A235. The A23 provides direct access into London via Norbury, Streatham and Brixton, whilst to the south it connects to several major industrial estates in the Purley Way area. Thornton Heath station (0.8miles) is located a short walk away from the property and provides a direct service to East Croydon (10mins), London Victoria (30mins) and London Bridge (40mins). Additionally, there is a bus stop located outside the property which regularly services the local area. There are a range of amenities close by as London Road boasts several well-established retailers, whilst Croydon town centre, Norbury and Streatham are easily accessible by road and public transport and are home to even an even wider range of offerings.

## Terms

Guide rent £65,000pa + VAT for a new FRI lease on terms to be agreed.

## EPC

This property sits within band D. A copy is available upon request.

## Viewings





All viewings are strictly by prior appointment with Acorn's Commercial & Development Division.



## Contact

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