



MODERN INDUSTRIAL UNIT - TO LET

- 3,874 Sq Ft (359.89 Sq M)
- £55,000 per annum exclusive

Key Features

- Roller shutter door (manually operated)
- 3 phase power
- Minimum eaves height 4.78m
- Epoxy resin floor to warehouse
- Fluorescent lighting to warehouse
- Air conditioning to the offices
- Suspended ceilings to the offices
- Gas fired central heating to the offices
- Kitchen facilities
- Ladies/gents WC facilities
- 3 demised car parking spaces

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 unit comprises a modern steel portal framed warehouse, with brick and steel profile clad elevations, beneath a flat roof.

Location

The unit is situated on the eastern side of Gloucester Road.

East Croydon Mainline BR Station and Tramlink are within ½ mile, and Croydon Town Centre approximately one mile to the south west. Selhurst Mainline BR Station is within ½ mile.

Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Ground Floor	2,596	241.17
First Floor Offices	1,278	118.73
Total Gross Internal Floor Area	3,874 Sq Ft	359.89 Sq M

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

Virtual Tour

<https://www.youtube.com/embed/jl3FtYQoeOA>



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 £55,000 per annum exclusive.

Rates

According to the Government website the property has a 2017 Rateable Value of £33,250. Therefore, the rates payable for the current financial year for 2022-2023 are £16,591.75. From 01/04/23, the property will have a Rateable Value of £43,000.

NB: The rates actually payable may be subject to transitional relief.

EPC

The EPC rating for this property is C (74).

VAT

The property has been elected for VAT.

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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