

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
TEL 020 8766 0123 * FAX 020 8761 4472

YARD WORKSHOP AND OFFICE **TO LET**

LOCATED IN A BACKLANDS POSITION IN A RESIDENTIAL ROAD IN THORNTON HEATH AND AVAILABLE UNDER A NEW LEASE

20 WILTSHIRE ROAD **THORNTON HEATH SURREY CR7 7QN**

LOCATION

The property is situated to the rear of other premises on Wiltshire Road which is a largely residential building in the centre of Thornton Heath. Access to London Road (A23) is relatively convenient and this gives good access to Croydon to the south and London to the north. Local shopping is also provided by London Road.

DESCRIPTION

The property comprises a two storey workshop and office, its own dedicated yard with vehicular access. The workshop has natural light from rooflights, power and solid floors throughout. The first floor offices are accessed from an external staircase and provide useful ancillary space. There is a ground floor WC and shower room as well as a small kitchenette.

ACCOMMODATION

Workshop	47.84m ²	515 ft ² (approx)
Kitchen	4.18m ²	45 ft ² (approx)
First Floor	21.36m ²	230 ft ² (approx)
Yard	94.76m ²	1020 ft ² (approx)
Internal WC		

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered by way of a new lease on full repairing and insuring terms the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within class B1 (Workshop) of the Current Town and Country (Use Classes) Order and would suit a variety of uses particularly those requiring secure parking and/or storage. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£10,000 (ten thousand pounds)** per annum exclusive is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT