

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

## **OFFICE AND FORMER ENGINEERING WORKSHOPS TO LET**

LOCATED IN A NOW LARGELY RESIDENTIAL LOCATION OFF LOWER ADDISCOMBE ROAD AND AVAILABLE UNDER A NEW LEASE OR POSSIBLY FREEHOL

### **BRAESIDE WORKS TEEVAN ROAD OFF LOWER ADDISCOMBE ROAD CROYDON SURREY**

#### **LOCATION**

The property is situated with access directly from Teevan Road, a largely residential road off Lower Addiscombe Road. The property has easy access to central Croydon and surrounding areas via the local road network and is also within walking distance of a tram stop giving convenient access to surrounding areas via the tram system. There is unrestricted car parking in the surrounding roads but in any event the property has a forecourt to provide off-street parking.

#### **DESCRIPTION**

The property comprises single storey premises arranged in two distinct sections. To the front is an office building with garage doors to the side giving access through to an enclosed but not covered yard and a former engineering works to the rear. The property has good natural light generally and is set behind wrought iron railings and a forecourt providing off-street parking.

#### **ACCOMMODATION**

Main Works	217.38m <sup>2</sup>	2340 ft <sup>2</sup> (approx)
Office 1	23.22m <sup>2</sup>	250 ft <sup>2</sup> (approx)
Office 2	8.36m <sup>2</sup>	90 ft <sup>2</sup> (approx)
Office 3	11.14m <sup>2</sup>	120 ft <sup>2</sup> (approx)
Total Floor Area	260.12m <sup>2</sup>	2800 ft <sup>2</sup> (approx)
Enclosed but not covered yard		
Forecourt parking for a number of cars		

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 the on full repairing and insuring terms the length of which is to be negotiated. Alternatively, consideration will be given to a sale of the freehold interest.

### **USE/PLANNING**

We understand the property currently falls within class B2 (General Industrial) of the Current Town and Country (Use Classes) Order. Prospective occupiers 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 **£18,500 (eighteen thousand, five hundred pounds)** per annum exclusive is sought.

### **PRICE**

Freehold price on application.

### **V.A.T.**

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

## **SUBJECT TO CONTRACT**

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.