

# **INDUSTRIAL WORKSHOPS,** **OFFICES AND YARD** **FOR SALE**

PROVIDING SINGLE STOREY GENERAL INDUSTRIAL BUILDINGS, OFFICES AND YARD SPACE, WITH PARKING FOR SEVERAL CARS AND SUITABLE FOR A VARIETY OF USES INCLUDING GENERAL OR LIGHT INDUSTRIAL.

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

### **LOCATION**

The property is situated on Teevan Road which is a largely residential road just off Lower Addiscombe Road in Croydon. Lower Addiscombe Road links central Croydon to South Norwood and the property has easy access into central Croydon, with its multitude of business and transport facilities.

### **DESCRIPTION**

The property comprises a works area, ancillary offices, stores and yard space set on an irregular shaped site. The main workshops are traditional in nature with roof lights providing additional natural light. Three phase power, gas and water are available and there are solid floors throughout. The offices are single storey with a frontage directly onto Teevan Road and there is a parking forecourt providing off road parking for five cars.

### **ACCOMMODATION**

<b>Main Works</b>	<b>217.39 m<sup>2</sup> (2340 sq. ft.)</b>
<b>Office 1</b>	<b>23.23 m<sup>2</sup> ( 250 sq. ft.)</b>
<b>Office 2</b>	<b>8.36 m<sup>2</sup> ( 90 sq. ft.)</b>
<b>Office 3</b>	<b><u>11.15 m<sup>2</sup> ( 120 sq. ft.)</u></b>
<b>TOTAL</b>	<b>260.12 m<sup>2</sup> (2800 sq. ft.)</b>

### **Yard**

**Parking for five 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 freehold with vacant possession upon completion.

**USE/PLANNING**

We understand the property currently falls within class B2 (General Industrial) of the Current Town and Country (Use Classes) Order. Prospective lessees are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

**PRICE**

Offers in the region of **£250,000 (Two hundred and fifty thousand pounds)** are sought for the freehold with vacant possession upon completion.

**V.A.T.**

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