

HIGH BAY WAREHOUSE

TO LET

LOCATED JUST OUTSIDE THE CENTRE OF CROYDON AND WITH THE BENEFIT OF ITS OWN YARD PROVIDING PARKING AND AVAILABLE UNDER A NEW LEASE ON FLEXIBLE TERMS

REAR OF CHERRY ORCHARD ROAD

CROYDON SURREY

LOCATION

The property is situated to the rear of Cherry Orchard Road with vehicular access off Leslie Grove. The property is within walking distance of East Croydon Station and there is good vehicular access to all surrounding areas.

DESCRIPTION

The property comprises a high bay warehouse set to the rear of commercial and residential buildings. The property is accessed via a relatively narrow service road which enables access for medium size commercial vehicles but not articulated lorries. The property has roller shutter door access, solid floors, natural light from roof lights and the main body of the warehouse has exceptionally high eaves enabling high racking or the possible installation of a mezzanine floor.

ACCOMMODATION

Total Floor Area	455.20m ² (4900 sq ft) (approx)
Yard	106.84 m ² (1150 sq ft) (approx)

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 flexible terms the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within class B8 (Warehousing) of the Current Town and Country (Use Classes) Order and is ideal for storage and distribution use. Prospective purchasers 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 **£30,000** 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.