

Hooper

NAYLOR FRIEND

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

WELL POSITIONED LIGHT **INDUSTRIAL UNITS** **TO LET**

LOCATED ON A POPULAR ESTATE TO THE NORTH OF CROYDON TOWN CENTRE AND
AVAILABLE UNDER NEW LEASES ON FLEXIBLE TERMS

UNITS 9, 10 & 12 ROMAN INDUSTRIAL **ESTATE, TAIT ROAD, OFF GLOUCESTER** **ROAD CROYDON CRO 2DT**

LOCATION

Gloucester Road is a link road between Lower Addiscombe Road and Selhurst Road and the properties have relatively easy access to surrounding areas via good road links. Selhurst mainline station is reasonably accessible and there are numerous bus routes servicing the surrounding areas. Gloucester Road itself is a largely business orientated road containing warehouses, factories and office buildings surrounding the subject estate.



DESCRIPTION

The properties comprise purpose built industrial units forming part a good estate of 13 units in total. The properties are set back from the estate road and provide parking for two cars in addition to the accessway with roller shutter doors. The units are brick built with part clad elevations which have recently been redecorated giving the units a modern feel. The units have solid floors throughout and relatively high roof lines including 4.7m eaves height and a 6.85m apex. The units have internal WC facilities and good height manual roller shutter doors. There is some natural light from roof lights and the units have power and water.

ACCOMMODATION

Unit 12	127.27m ² (1370 ft ²) (approx)
Units 9 and 10	256.86m ² (2,765 ft ²) (approx) (may split)

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 properties are offered by way of new leases on full repairing and insuring terms, the length of which is to be negotiated. It should be noted that a shortform lease is potentially available on an internal repairing basis only if required. Details available on request.

USE/PLANNING

We understand the properties currently fall within Class B1 (Light Industrial) of the current Town and Country (Use Classes) Order and would suit a variety of trades. Prospective purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

Unit 12	£13,700 (thirteen thousand seven hundred) pounds per annum exclusive
Units 9 and 10	£27,500 (twenty seven thousand five hundred) pounds per annum exclusive

RATES PAYABLE

Unit 12	£5,659.50 for the 08/09 year
Units 9 and 10	£8,799.38 for the 09/10 year

SERVICES CHARGES

We understand service charges currently operate at 50p per ft² per annum excluding insurance.

V.A.T.

The figures quoted are exclusive of VAT which is chargeable in this case.

VIEWING VIA THE JOINT SOLE AGENTS –

HOOPER NAYLOR FRIEND
2 WATERSTONE HOUSE 13 CENTRAL HILL LONDON SE19 1BG
ATTN: PETER FRIEND (TEL: 0208 766 0123) AND

STUART EDWARDS FULLERMOON
102 & 104 HIGH STREET CROYDON CR9 1TN
ATTN: ROBERT GUY (TEL: 0208 688 8313).

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.