

WORKSHOP, YARD AND OFFICE

TO LET

OFFERING RELATIVELY SECURE COMPACT ACCOMMODATION AVAILABLE ON FLEXIBLE TERMS

KENSINGTON TERRACE, OFF LIMPSFIELD ROAD

SOUTH CROYDON

LOCATION

The property is situated at the end of Kensington Terrace which is a narrow access road directly off Limpsfield Road. The property has good access to Croydon town centre and the surrounding catchment which is becoming increasingly affluent. There are easy road links south through Purley and the A23 to the M25 and beyond and the property is sufficiently far south not to suffer from any congestion generated by Croydon town centre.

DESCRIPTION

The property comprises a single storey premises arranged around a central courtyard which provides parking. The main workshop area has a roller shutter door, suspended ceiling, solid floors and reasonably good natural light and there are two office buildings one of which is very modernised to include wood style flooring, air conditioning, central heating and a modern kitchenette, shower and WC. The other office building is more basic in nature but also contains WC and kitchenette facilities.

ACCOMMODATION

Main Workshop	92.90m² (1000 sq ft) (approx)
tapering sharply to the rear	
Office Room 1	0.46m² (65 sq ft) (approx)
Office Room 2	4.64m² (50 sq ft) (approx)
Main Office	13.93m² (150 sq ft) (approx)
2 Kitchenettes, WC and small shower	
Deep Storeroom and lean-to storage	
Yard providing parking for several 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 short lease or licence on flexible terms.

USE/PLANNING

We understand the property has most recently been used as an electrical contractors and would suit a variety of trades including building companies and other contractors, storage operators etc. 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 **£12,500** 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.