

Hooper

NAYLOR FRIEND

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RECENTLY DECORATED **WORKSHOP/STORAGE UNIT** **TO LET**

SMALL INDUSTRIAL / STORE BUILDING SITUATED TO THE SOUTH OF
CROYDON TOWN CENTRE

REAR OF 266 SELSDON ROAD, SOUTH **CROYDON, SURREY, CR2 7AA**

LOCATION

The property is a small industrial / store building situated to the south of Croydon town centre on the (B275) Selsdon Road, a short distance from the (A235) Brighton Road.



Area 1,455 ft² (135.17 m²)

**All areas and dimensions are approximate*

DESCRIPTION

The property is approached via a shared vehicular access approximately 3.2m wide (10' 6") leading to a small, gated and partially covered yard, a small office and WC and a single storey industrial building currently divided into 3 sections with access from loading doors 2.3m width x 2.2m height. Minimum internal height is 2.3m to 2.6m within the main industrial building.

TENURE

The property is to be let on a new lease for a term to be agreed.

USE/PLANNING

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

RENT

£9,000 (nine thousand pounds) per annum exclusive paid by four equal quarterly in advance on the usual quarter days. is sought.

V.A.T.

All 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.