

Hooper

NAYLOR FRIEND

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POPULAR SIZED **FACTORY/WAREHOUSE** **AND OFFICE PREMISES** **TO LET**

LOCATED IN A POPULAR AND WELL RUN ESTATE CLOSE TO THE CENTRE OF CROYDON AND AVAILABLE UNDER A NEW LEASE

UNIT 19 TAIT ROAD INDUSTRIAL ESTATE **TAIT ROAD** **CROYDON CR0 2DP**

LOCATION

The property is set within an established but reasonably modern light industrial estate on Tait Road just off Gloucester Road close to the centre of Croydon. The property is within reasonable striking distance of East Croydon mainline station and the property has good road access to many surrounding areas including the motorway network to the south of Croydon. Tait Road is an established industrial location housing a variety of businesses.



DESCRIPTION

The property comprises a purpose built industrial/warehouse unit forming part of a larger estate of similar units. The property has good internal height approaching 16' to the eaves and a full height roller shutter door. Internally the property has good natural light via roof lights, an internal two storey office and ancillary space which is centrally heated (not tested). Externally the property has 7 dedicated car parking spaces plus access in front of the roller shutter which is a generous degree of parking for a unit of this size.

ACCOMMODATION

Ground Floor	233.64m²	2,515 ft² (approx)
Additional First Floor Offices	60.38m²	650 ft² (approx)
Total Floor Area	294.03m²	3,165 ft² (approx)

Externally:

**Driveway Access to Roller Shutter
Parking for 7 cars.**

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.



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.

TENURE

The property is offered by way of a new lease on full repairing and insuring terms, the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within Class B1/Light Industrial of the current Use Classes Order and would suit a variety of occupiers. 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

An initial rent of **£24,000 (twenty four thousand pounds)** per annum exclusive is sought.

LEGAL COSTS

Each party is to bear their own legal costs.

VIEWING

Courtesy of joint sole agents

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V.A.T.

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

SUBJECT TO CONTRACT