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## **WELL POSITIONED SMALL LIGHT INDUSTRIAL UNIT TO LET**

LOCATED JUST TO THE NORTH OF CROYDON TOWN CENTRE AND AVAILABLE WITH  
24 HOUR ACCESS UNDER A NEW LEASE

### **UNIT 10 ROMAN INDUSTRIAL ESTATE, TAIT ROAD, OFF GLOUCESTER ROAD, CROYDON, SURREY**

#### **LOCATION**

The property is situated with vehicular access directly from Tait Road which is just off Gloucester Road to the north of Croydon town centre. The property has good access to surrounding areas via Lower Addiscombe Road and Selhurst Road and the property has access to numerous transport facilities servicing the surrounding areas. There are mainline stations at East and West Croydon both of which provide a good service into Central London.



## **DESCRIPTION**

The property comprises a light industrial unit forming part of a small popular estate. The property has solid floors, good eaves heights enabling the installation of a mezzanine if required, internal WC and a full height roller shutter door. Externally there is parking for 3 vehicles in addition to a loading area. The property is suitable for a variety of operations including storage and distribution, light industrial and light manufacturing.

## **ACCOMMODATION**

**Total Floor Area** 1,385 ft<sup>2</sup> (128.66m<sup>2</sup>) approx.  
**Internal WC Facilities**

**Figures relating to accommodation are approximate and rounded up 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 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 businesses. 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**

An initial rent of **£13,750 (thirteen thousand seven hundred and fifty pounds)** 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.

## **SUBJECT TO CONTRACT**