

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

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

## **UNIT 6 ROMAN INDUSTRIAL ESTATE,** **TAIT ROAD, OFF GLOUCESTER ROAD,** **CROYDON, CR0 2DT**

### **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.

**PHOTOGRAPH GOES HERE – GO TO NEXT PAGE**



## **DESCRIPTION**

The property comprises a single storey light industrial/warehouse unit forming part of a small popular estate. The unit has solid floors, good eaves height giving capacity for the installation of a mezzanine floor and reasonable natural light via roof lights and high level rear windows. The property is arranged as open plan light industrial space and this unit has a partitioned office at ground floor level. There are internal WC and kitchenette facilities. Externally there are 3 car parking spaces in addition to the loading area.

## **ACCOMMODATION**

**Total Floor Area** 1,375 ft<sup>2</sup> (128.66m<sup>2</sup>) approx. (incorporating partitioned office)  
**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**