

Hooper

NAYLOR FRIEND

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LARGE WAREHOUSE **FOR SALE OR TO LET**

LOCATED IN A COMMERCIAL AREA OF CROYDON TO THE NORTH OF TOWN CENTRE
AND AVAILABLE FREEHOLD AND VACANT OR UNDER A NEW COMMERCIAL LEASE

30 UNION ROAD, CROYDON, **SURREY CR0 UXU**

LOCATION

The property is situated with access directly from Union Road which is a largely commercial road which runs parallel with Whitehorse Lane to the north of Croydon Town Centre. The property is within walking distance of the busy commercial centre of Croydon and there numerous bus routes servicing the vicinity together with some local shopping. There is good vehicular access to the surrounding areas making the premises suitably for a variety of businesses.

PHOTOGRAPH GOES HERE – GO TO NEXT PAGE

DESCRIPTION

The property comprises largely single storey warehouse premises arranged as two main storage areas plus a central loading area and some ground floor offices with ancillary first floor offices. The property has solid floors, good natural light via roof lights, and is largely built to site. The main access to the unit is from the central loading bay which then gives on to the warehousing via internal shutters. There is gas blower heating (not tested) and the property is considered suitable for a variety of storage and distribution or other businesses.

ACCOMMODATION

Warehouse 1	434.77m ² (4,680 ft ²) (approx)
Warehouse 2	250.36m ² (2,695 ft ²) (approx)
Central Loading Bay	89.18m ² (960 ft ²) (approx)
Secure Store	81.28m ² (875 ft ²) (approx)
Front Office	71.53m ² (770 ft ²) (approx)
Mezzanine Offices	78.50m ² (845 ft ²) (approx)
Internal WC & Kitchen Area, 2 further WCs and Boiler Room	

Figures relating to accommodation are approximate and rounded down 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.

TENURE

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

USE/PLANNING

We understand the property currently falls within Class B8 (Warehouse) of the Current Town and Country (Use Classes) Order and is considered suitable for a variety of storage, distribution and other businesses. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

PRICE

£900,000 (nine hundred thousand pounds) is sought for our client's freehold interest in the event of a freehold sale.

RENT

In the event of a letting, **£70,000 (seventy thousand 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.

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.

SUBJECT TO CONTRACT