

WORKSHOP / WAREHOUSE UNIT – TO LET



Workshop / Warehouse Unit

35a Neville Road, Croydon CR0 2DS

1,782 sq.ft. TO LET

- Modern Unit on popular industrial estate
- Secure Gated Estate
- Flexible Lease Terms
- Well located with good road communications.
- 5 Car Parking Spaces

Location

The property is located on Neville Road, Croydon a short distance from the A222 St James Road via Gloucester Road. Road communications are good with the A222 radiating east / west linking Croydon with Elmers End and Beckenham.

The property is located on the very popular Neville Court Industrial Estate which comprises a range of industrial and warehouse occupiers. East Croydon Train Station and Croydon Town Centre are within 15 minutes-walk.

Description

Neville Court Industrial Estate is a purpose built established industrial estate accessed from Neville Road with a central service yard and parking. Neville Court Industrial Estate is gated. The property is an end of terrace purpose built industrial / warehouse unit arranged on ground floor and first floors.

The property is fully steel clad with roller shutter door on the front elevation.

The property has an eaves height of circa 2.9m (haunch) rising to 5.8m (apex).

The property benefits from 5 car parking spaces.

Accommodation

The property is arranged on ground first floor.

GROUND FLOOR	1,431 sq.ft	436 sqm
FIRST FLOOR	351 sq.ft	107 sqm
TOTAL	1,782 sq.ft	543 sqm

The above floor areas are approximate gross internal floor areas.

Amenities

- Modern Purpose-Built Unit
- Roller Shutter
- Secure Gated Industrial Estate
- 5 Car Parking Spaces

Tenure

New Leasehold Terms Available.

Rent

£26,500 per annum exclusive

Rates

Rateable Value - £13,500

VAT

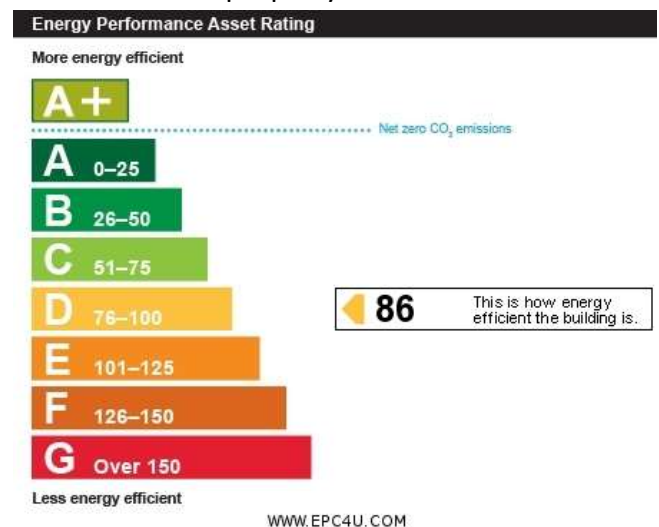
VAT is applicable.

Legal Costs

Each party is to bear their own legal and professional costs.

EPC

The EPC for this property is Band D.



Viewing & Further Information

By prior appointment only.

Contact: Richard Braysher

richard.braysher@rabcommercial.com

(t) 020 3751 2775

(m) 07788 274312