

FULLY FITTED JOINERY WORKSHOP / WAREHOUSE UNIT – TO LET



Fully Fitted Joinery Workshop / Warehouse Unit
239 King Henry's Drive, New Addington,
Croydon CR0 0AE

6,000 sq.ft – 8,000 sq.ft TO LET

- Fully Fitted Joinery Workshop or Warehouse Unit
- 24/7 Hour Access
- Established Industrial Estate
- 2 Roller Shutter Doors + Yard + On-Site Parking
- New Lease Terms Available

Location

The property is located on the corner of King Henry's Drive and Vulcan Way to the rear of Impress Kitchens on an established industrial estate. King Henry's Drive provides easy access to the A233 and A2022 which connect to the A232 to the north and A25 to the south.

Croydon Town Centre is located approximately 5 miles to the northwest and Biggin Hill 4 miles to the southeast.

New Addington Tram Station and retail & leisure centre with over 40 shops is within easy walking distance.

Description

The property comprises a self-contained workshop / warehouse unit on ground floor only with toilet / kitchenette and two roller shutter doors. The workshop has an eaves height of 9 feet.

The workshop is accessed from Vulcan Way with on-site parking and service yard.

The workshop currently operates as joinery business and is available fully fitted (if required) including machinery by negotiation.

Accommodation

GROUND FLOOR WORKSHOP	6,000 – 8,000 sq.ft
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The above floor areas are approximate gross internal floor areas.

Key Features

- Established Industrial location
- Good Road Communications
- Self-Contained & Gated Site
- 2 x Roller Shutter Doors
- On-Site Parking
- 24-Hour Access
- Flexible New Lease Terms
- CNC Machinery Upon Negotiation

Tenure

New Leasehold Terms Available.

Rent

Rent on application

Rates

Rateable Value - TBC

VAT

VAT is applicable.

Legal Costs

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

EPC

Upon Request.

Viewing & Further Information

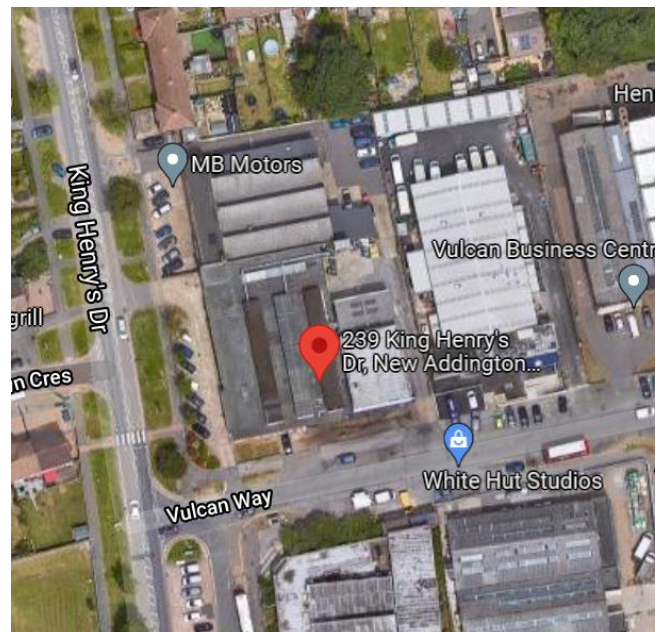
By prior appointment only.

Contact: Richard Braysher

richard.braysher@rabcommercial.com

(t) 020 3751 2775

(m) 07788 274312



rabcommercial

TELEPHONE 020 3751 2775

richard.braysher@rabcommercial.com



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