

**WAREHOUSE / OFFICE BUILDING – TO LET**



**Warehouse / Office Building**

106 Addiscombe Road, Croydon CR0 6AD

**3,315 sq.ft – 14,230 sq.ft TO LET**

- Self-Contained Warehouse with High Office Content
- Excellent Fit Out
- Secure Gated Site – 24/7 Access
- Well Located with Direct Access onto the A222
- New Lease Terms Available
- Good On-Site Parking

## Location

The property is located on the A222 Addiscombe Road, Croydon, adjacent to a ESSO petrol filling station and Tesco Express.

Road communications are excellent with the A222 providing easy access to Croydon, Elmers End / Beckenham and Central London.

The surrounding area is a combination of retail, commercial and residential.

East Croydon Train Station and Croydon Town Centre are within 15 minutes-walk.

## Description

The property comprises a purpose-built warehouse / office building arranged on ground and first floors. The site is self-contained and securely gated.

The property has been extensively modernised to a high specification presently comprising a high office content.

Access into the site is direct from the A222 Addiscombe Road with unrestricted 24/7 vehicular movements.

The property benefits from ample onsite customer / staff car parking.

## Accommodation

GROUND FLOOR	10,915 sq.ft	1,014 sqm
FIRST FLOOR	3,315 sq.ft	308 sqm
TOTAL	14,230 sq.ft	1,322 sqm

The above floor areas are approximate gross internal floor areas.

## Key Features

- Fully Modernised
- Direct Access onto the A222
- Self-Contained + Securely Gated
- 24/7 Hour Access
- Excellent Road Communications

## Tenure

New Leasehold Terms Available.

## Rent

£230,000 per annum exclusive

## Rates

Rateable Value - £84,509

## VAT

VAT is applicable.

## Legal Costs

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

## EPC

Upon Request.

## Viewing & Further Information

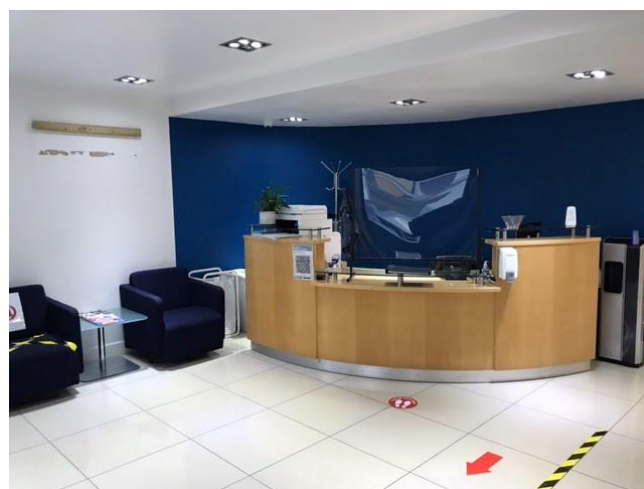
By prior appointment only.

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