



## Unit 2 Pioneer Court

Croydon Road, Elmers End, Beckenham, BR3 4BZ

**Mid-terraced trade counter /  
warehouse unit on an  
established industrial estate  
Comprehensively  
refurbished**

**2,995 sq ft**  
(278.24 sq m)

- Prominent trade counter unit
- 7.49m ridge height
- 3 on-site car parking spaces
- Local occupiers include Screwfix, Howdens, Toolstation & CEF

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## Summary

<b>Available Size</b>	2,995 sq ft
<b>Rent</b>	£75,000 per annum
<b>Rates Payable</b>	£9.83 per sq ft Interested parties are advised to make their own enquiries with the Local Authority
<b>Rateable Value</b>	£57,500
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (74)

## Description

This newly refurbished property comprises a mid terraced unit with a panelled electric loading door to the front. The unit has WC and kitchen facilities at ground floor.

## Location

Pioneer Court is located in Elmers End and is accessed from the Croydon Road A222. The property is approximately 10 miles south east of Central London, 4 miles west of Bromley and 3.5 miles north east of Croydon. Junction 4 of the M25 is located approximately 11.5 miles to the East. Beckenham town centre is approximately 1 mile to the north east. Elmers End Railway Station is a short distance away.

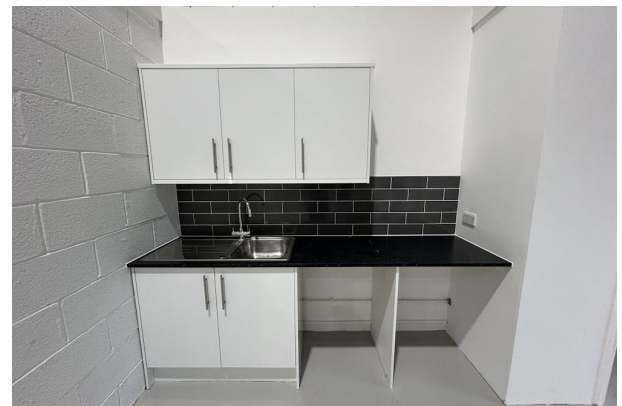
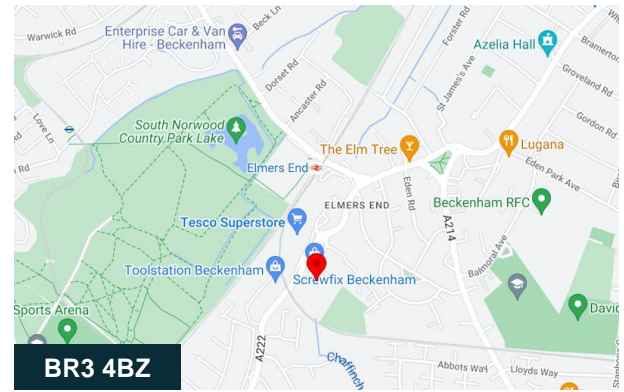
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	2,995	278.24	Under Offer
<b>Total</b>	<b>2,995</b>	<b>278.24</b>	

## Terms

The property is available by way of a new lease on terms to be agreed.



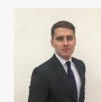
## Viewing & Further Information



### Robert Bradley-Smith

07469 854799

robert.bradley-smith@altusgroup.com



### Harvey Arrowsmith

07525 210656

harvey.arrowsmith@altusgroup.com