

SHW

**MAKING
PROPERTY
WORK**

SHW.CO.UK



TO LET

INDUSTRIAL AND WAREHOUSE – 2,971 SQ FT (276.01 SQ M)

Unit 15 Tait Road Industrial Estate, Tait Road, Croydon, CR0 2DP

DESCRIPTION

The property comprises a mid-terrace industrial unit of portal steel frame construction under a pitched roof with brick clad elevations.

The unit is accessed via a roller shutter loading door and a separate pedestrian door. There are 7 allocated car parking spaces plus space for loading.

LOCATION

Tair Road Industrial Estate is located on Tait Road in Croydon. It is accessed via Gloucester Road which in turn connects to Lower Addiscombe Road (A222). The property is approximately 0.9 miles North of Croydon Town Centre and 9 miles South of Central London.

Selhurst Railway Station is approximately 0.5 miles North of the property, providing train links to East Croydon, London Victoria and Milton Keynes Central. East Croydon Railway Station is approximately 0.6 miles south of the property providing direct links to London and the South East.

ACCOMMODATION

Ground Floor Warehouse/Office	2,359	219.20
1st Floor Office	612	56.81
TOTAL	2,971	276.01

Approximate gross internal areas.

AMENITIES

- Eaves height of 5.32m
- WCs
- Kitchenette
- 7 on-site car parking spaces
- Three phase electricity
- Generous loading area

RENT

£42,500 per annum.

RATES

Rateable value - £52,000 (2023).

VAT

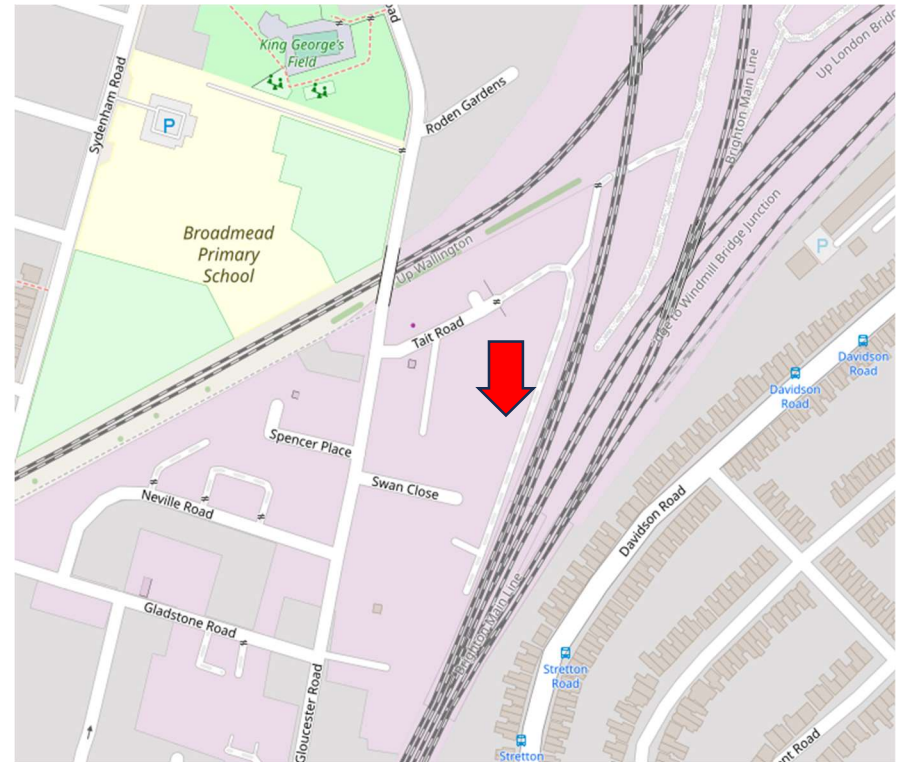
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.



© OpenStreetMap contributors



VIEWINGS – 020 8662 2700

Alex Bond t: 020 8662 2730
 Charlie Mckechnie t: 020 8662 2737

e: abond@shw.co.uk
 e: cmckechnie@shw.co.uk

@SHWProperty
 SHW Property
 SHW shwproperty

**MAKING
 PROPERTY
 WORK**

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, and may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fan-estration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goia Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316