

SHW

**MAKING
PROPERTY
WORK**

SHW.CO.UK



FOR SALE / TO LET

FREEHOLD CLASS E UNIT – 3,472 SQ FT (322.55 SQ M)

45-49 GLADSTONE ROAD, CROYDON CR0 2BQ

DESCRIPTION

The property comprises a two storey industrial unit of brick construction under a flat roof. The property is arranged over two floors consisting of ground-floor warehouse and first-floor office, together with WC and kitchen facilities.

Access is via a pedestrian entrance and roller shutter loading door at the front of the property. The unit benefits from 4 car parking spaces to the front of the property and an additional securely gated rear yard accessed to the side providing further parking. The property will be fully vacated and cleared prior to letting.

LOCATION

Situated within an established industrial area, the property is accessible via Gloucester Road and Sydenham Road, both connecting to the A222 and A213.

The property is located approximately 0.8 miles north of East Croydon Railway Station and 0.6 miles south of Selhurst Railway Station offering direct links to both London and the South East.

The property lies within the administrative area of the London Borough of Croydon.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor Warehouse	1,731	160.81
First Floor Office	1,741	161.74
TOTAL	3,472	322.55
Rear Yard	1,496	138.98

Approximate gross internal areas.

AMENITIES

- Roller shutter loading access
- Three phase electricity
- LED lighting
- First floor office space
- WC facilities
- Kitchenette facilities
- Secure, gated rear yard
- Loading / parking area to the front

PRICE

- For Sale: **£725,000** for the freehold interest with vacant possession.
- To Let: **£40,000** per annum exclusive.

RATEABLE VALUE

The property has a rateable value of £36,500.

VAT

VAT will be chargeable on the terms quoted.

EPC

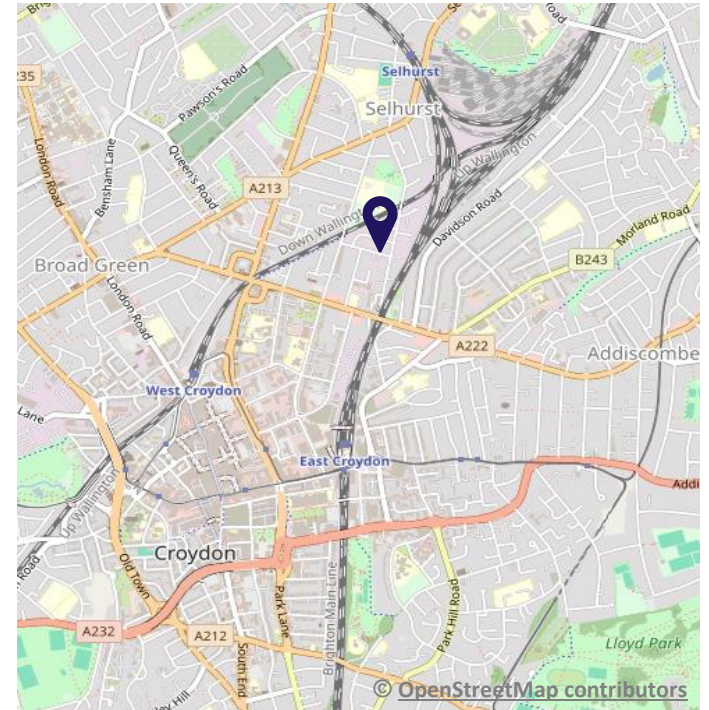
The property has an EPC Rating of C – 64.

ANTI-MONEY LAUNDERING

Upon agreement of Heads of Terms, a mandatory Purchaser KYC documentation request will be made.

VIDEO LINK

https://youtu.be/9HRDK6y_bdE



VIEWINGS – 020 8662 2700

Matt Morris t: 07894 692426
Charlie McKechnie t: 07961 809344

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



@SHWProperty
 SHW Property
 SHW Property

**MAKING
 PROPERTY
 WORK**



VIEWINGS – 020 8662 2700

Matt Morris

t: 07894 692426

Charlie McKechnie

t: 07961 809344

e: mmorris@shw.co.uk

e: cmckechnie@shw.co.uk



@SHWProperty



SHW Property



SHW Property

**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, 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 fenestration 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 Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316