



MAKING  
PROPERTY  
WORK  
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**TO LET**

**OPEN STORAGE YARD – 7,481 SQ FT (0.17 ACRES) TO 27,868 SQ FT (0.64 ACRES)**  
**Mill Lane Trading Estate, Mill Lane, Croydon, CR0 4AA**

## LOCATION

The property is situated on the established Mill Lane Industrial Estate, just off the A23 Purley Way and to the West of Croydon Town Centre and within approx. 0.25 miles of the junction between the A23 and the A232 to the South. The A23 provides good access to both Central London to the North and the M23/M25 motorway network to the South.

## ACCOMMODATION

AVAILABILITY	SQ FT	SQ M
Plot A	Let	Let
Plot B	7,481	694.98
Plot C	20,387	1,893.95
<b>TOTAL</b>	<b>27,868</b>	<b>2,588.93</b>

## RATES

We would recommend that interested parties make their own enquiries of the London Borough of Croydon (Business Rates Department. 020 8726 7000) to ascertain the Rateable Value.

## AMENITIES

- Secure yard with lockable gates
- Hard standing
- Serviced site

## RENT

On application.

## TENURE

Available to let on new lease terms to be agreed.

## SERVICE CHARGE

There will be a service charge to cover the upkeep of the common areas.

## VAT

VAT will be chargeable on the terms quoted.

## LEGAL COSTS

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

## EPC

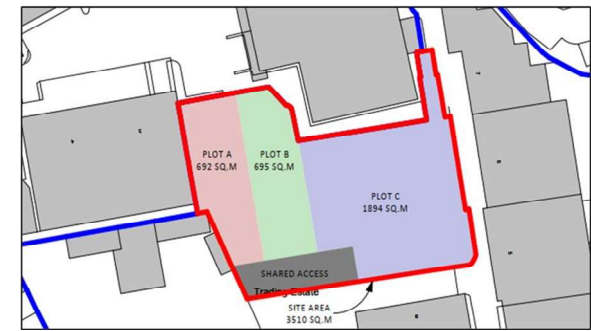
An EPC is not required for open storage space.

## VIDEO LINK

<https://youtu.be/0QzizWdYNOI>



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## VIEWINGS – 020 8662 2700

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