



SHW

**MAKING
PROPERTY
WORK**
SHW.CO.UK

TO LET

BUSINESS UNITS – 1,628 – 11,887 SQ FT (151.25 – 1,104.34 SQ M)

The Courtyard, 131 Aurelia Road, Croydon, Surrey, CR0 3BF

DESCRIPTION

The subject units are of portal frame construction with brick cladding and offer business unit accommodation by way of a ground floor warehousing and first floor offices.

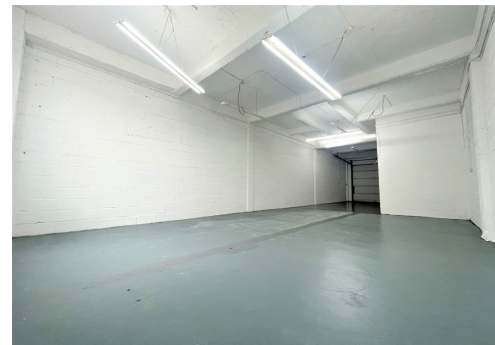
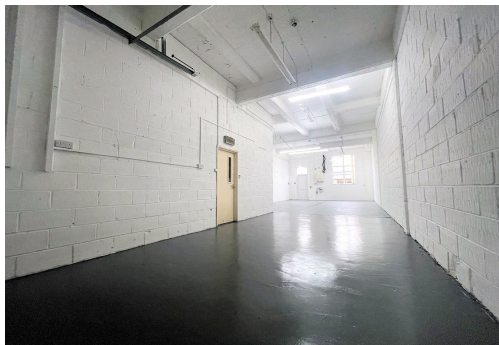
Adjacent units are available seperately or together on flexible lease terms.

LOCATION

The subject property is situated on Aurelia Road, approximately 2 miles north west of Croydon Town Centre. Aurelia Road is located just off the A23 Purley Way, via Shamrock Road, which provides access to the national road network. The property is surrounded by commercial and residential uses with Thornton Road Trading Centre and West Retail Park immediately opposite. Surrounding occupiers include national tenants such as Topps Tiles, Howdens, Big Yellow Storage, Al Murad Tiles, Carpet Right, and Wren Kitchens.

AMENITIES

- Self-contained units
- Refurbished units
- Roller Shutter Doors
- Secure perimeter fencing
- 4m warehouse height
- First floor office space
- Dedicated parking
- Flexible leases available



RENT

- Unit 4 - £34,250
- Unit 5 - £34,250
- Unit 6 - £34,250
- Unit 8 - £34,250

SERVICE CHARGE

On application

RATES

Rateable value to be reassessed. Interested parties should enquire with the local authority.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

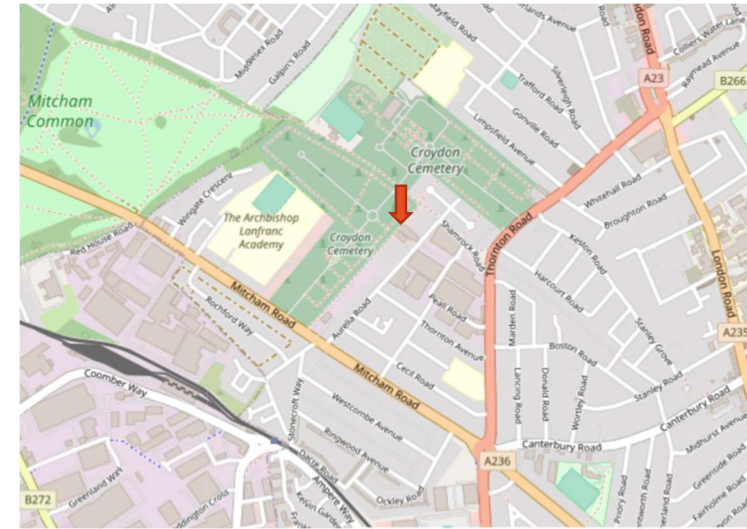
Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.

VIDEO LINK

<https://youtu.be/k1eJWJ1WLUE>



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VIEWINGS – 020 8662 2700

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ACCOMMODATION – JANUARY 2024

	GROUND FLOOR AREA (SQ FT)	FIRST FLOOR AREA (SQ FT)	TOTAL SQ FT	TOTAL SQ M	RENT
Unit 4	1,071	1,065	2,136	198.47	£34,250
Unit 5	1,075	1,064	2,139	198.70	£34,250
Unit 6	1,075	1,066	2,141	198.92	£34,250
Unit 8	1,085	1,065	2,150	199.70	£34,250
Unit 9	816	812	1,628	151.25	UNDER OFFER
Unit 10	850	843	1,693	157.28	UNDER OFFER
TOTAL			11,887	1,104.34	

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