



**MAKING
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SWAN
CLOSE 1

FOR SALE

INDUSTRIAL/WAREHOUSE AND BUSINESS UNIT – 4,103 SQ FT (381.18 SQ M)

Unit 1, Swan Close, Croydon, CR0 2DZ

DESCRIPTION

The unit comprises a modern steel portal framed warehouse with first floor offices. In the current use, the unit is of a 50/50 layout. The warehouse has a concrete floor with a loading door to the front. There is a Kitchenette on the first floor.

The property has an income of £50,000 per annum exclusive until 16th November 2024 with vacant possession thereafter.

LOCATION

The unit is situated on the eastern side of Gloucester Road, which runs between St James' Road (A222) and Northcote Road (A213). East Croydon mainline Railway Station and Tramlink Station are within 0.75 miles, and Croydon Town Centre is approximately 1 mile to the south west.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor	2,050	190.46
First Floor Office	1,540	143.16
Mezzanine Floor	513	47.66
TOTAL	4,103	381.18

Approximate gross internal areas.

AMENITIES/OPPORTUNITY

- Short term investment opportunity
- Tenant in situ to 16th November 2024
- Investment opportunity
- Corner plot location
- W/Cs
- 6 car parking spaces
- 3 phase power

PRICE

£825,000 Freehold.

RATES

Rateable value - £43,000 (2023).

SERVICE CHARGE

There is a service charge for the upkeep of the estate's common areas.

VAT

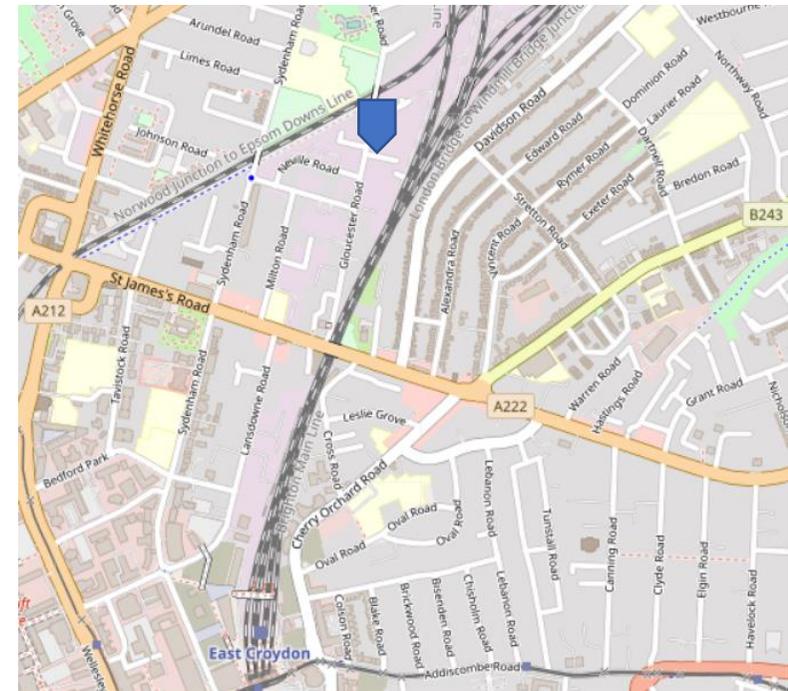
VAT is chargeable on the terms quoted.

LEGAL COSTS

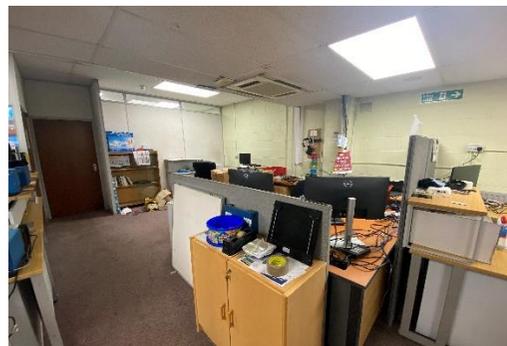
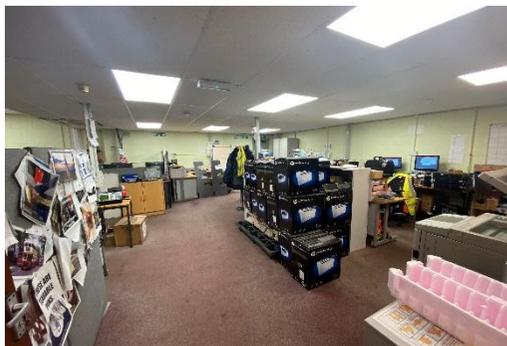
Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of C.



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