



## INDUSTRIAL UNIT - TO LET

- 4,975 Sq Ft (462.18 Sq M)
- £77,500 per annum exclusive

## Key Features

- Anticipated availability - from September 2024
- Electric roller shutter door
- Three phase power
- Front yard and loading space
- LED lighting to offices
- Ladies/gents WC facilities
- 5 Demised on-site parking



## Description

The premises comprise an end of terrace steel framed industrial building with brick profile steel cladding to the roof and brick and partial steel profile cladding to the front and side elevations.

## Location

The Tramsheds Industrial Estate is located on Coomber Way, between Beddington Farm Road and Beddington Lane, in the heart of Croydon's main Purley Way industrial area. Therapia Lane Tramlink stop is a short distance away, which provides access to central Croydon and Beckenham to the East, and Wimbledon to the West.

The Estate is approximately 10 miles from Junction 7 of the M25, affording access to the National Motorway Network.

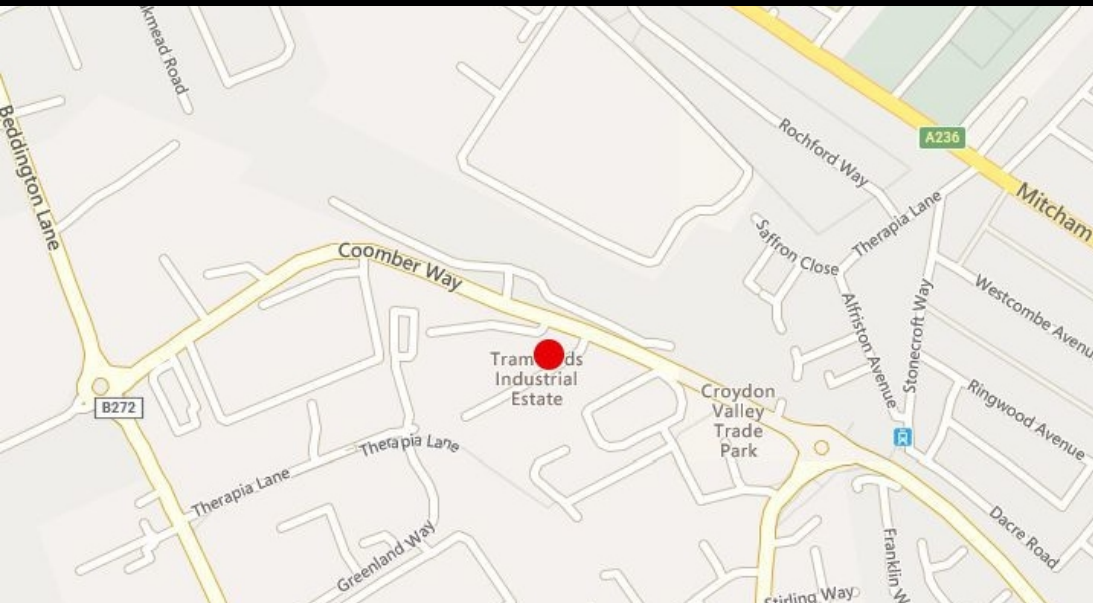
## Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Ground Floor	2,488	231.14
Mezzanine	2,487	231.04
<b>Total Gross Internal Floor Area</b>	<b>4,975 Sq Ft</b>	<b>462.18 Sq M</b>

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.



## Terms

The premises are available to let on a new Full Repairing and Insuring Lease for a term to be agreed.

## Rent

£77,500 per annum exclusive

## Rates

According to the Government website the property has a 2023 Rateable Value of £53,500. Therefore, the rates payable for the current financial year for 2024-2025 are £29,211.

NB: The rates actually payable may be subject to transitional relief.

## VAT

The property has been elected for VAT.

## EPC

The EPC rating for this property is B (38).

## Service Charge

£2,489.84 per annum exclusive

## Legal Costs

Each party is to be responsible for their own costs in this transaction.

## Viewing

Strictly by appointment through Sole Agents:



### Morgan Pérez

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020 8401 1000

### Paul Harwood

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