



**MAKING  
PROPERTY  
WORK**

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**TO LET**

**INDUSTRIAL AND WAREHOUSE – 8,652 SQ FT (803.79 SQ M)**

**Unit F, 14 Imperial Way, Croydon, Surrey, CR0 4RR**

**DESCRIPTION**

The property comprises a detached unit of brickwork construction with a pitched roof and a concrete floor.

The unit benefits a yard for parking or for storage and dedicated office space.

The unit is available on a 6 month licence or lease with rolling breaks thereafter.

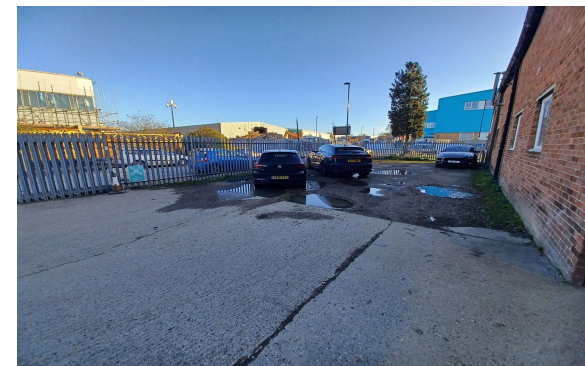
**LOCATION**

The unit is situated on Lysander Road which is approximately 1.5 miles to the southwest of Croydon Town Centre. Located just off Imperial Way, the unit is a short distance to the Purley Way A23, which provides access to Central London to the north and the M23/M25 motorways to the south.

**ACCOMMODATION**

	SQ FT	SQ M
Warehouse	7,042	654.21
First Floor Office	1,103	102.45
Mezzanine	507	47.13
<b>Total</b>	<b>8,652</b>	<b>803.79</b>

Approximate gross internal area



**AMENITIES**

- Flexible/short term lease available
- 3-phase electricity
- 2 roller shutter loading doors
- 4.71m eaves
- WC facilities

**RENT**

£65,000 per annum.

**RATES**

Rateable value - £73,000 (2023).

**VAT**

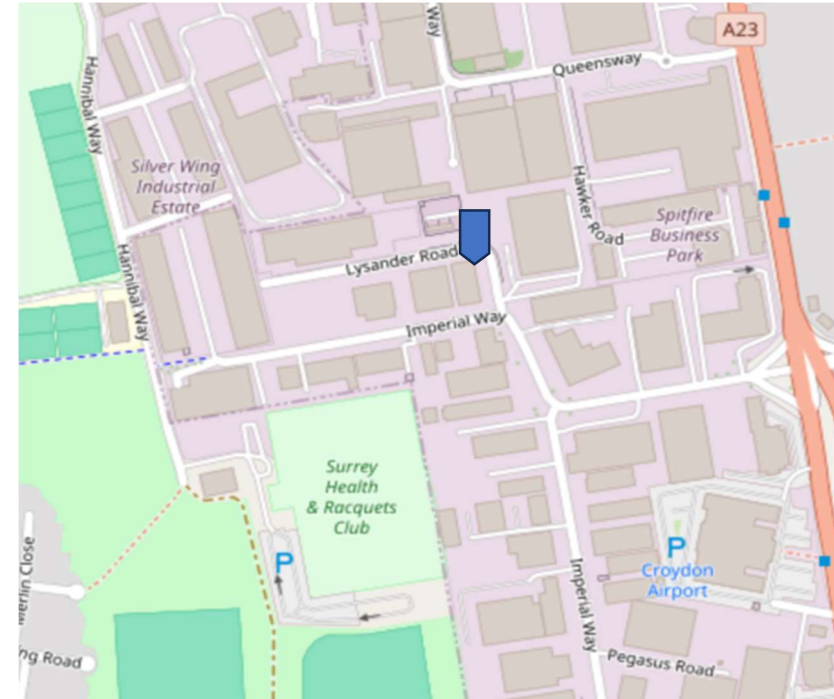
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

The property has an EPC rating of C.



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