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**TO LET**

**INDUSTRIAL AND WAREHOUSE – 8,031 SQ FT (746.2 SQ M)**

**Unit A, 115 Canterbury Road, Croydon , CR0 3HH**



**DESCRIPTION**

The unit is of steel portal frame construction with brick elevations under a pitched roof. The unit comprises warehouse accommodation with a trade counter opportunity and benefits from a roller loading door and loading area with car parking.

**LOCATION**

The unit is located on Canterbury Road, just off the northern end of the A23 Purley Way in Croydon. The A23 links Central London (8 miles) with the M25 at Junction 7 (10 miles), providing access to the national motorway network.

Ampere Way Tram Stop is approximately a 10 minute walk away, giving access to East Croydon Station (10 minutes), Mitcham Junction (8 minutes) and Wimbledon (20 minutes).

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor Warehouse	6,938	644.6
First Floor Office	1,093	101.6
<b>TOTAL</b>	<b>8,031</b>	<b>746.2</b>

**AMENITIES**

- Fully refurbished
- Electric roller shutter loading door
- Internal eaves height of 6.22m
- Three phase electricity
- Gas
- Yard / car parking

**RENT**

£150,000 per annum.

**RATES**

Rateable Value - £84,000 (2023).

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

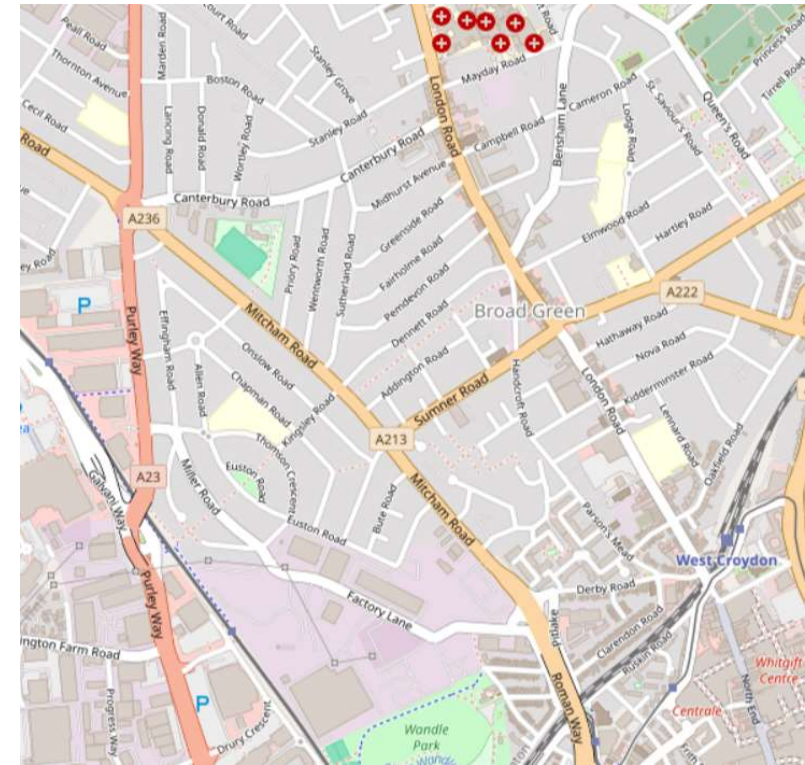
Each party is to be responsible for their own legal fees.

**EPC**

The property has an EPC rating of C.

**VIDEO**

<https://youtu.be/jcZmuU219xo>



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**VIEWINGS – 020 8662 2700**

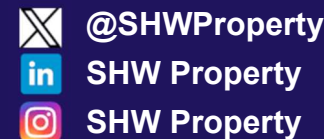
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