

MAKING  
PROPERTY  
WORK

**SHW**

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Imperial Way

Imperial Way

**TO LET**

**OPEN STORAGE – 0.83 ACRES (0.33 HECTARES)**

**Plot C, Lysander Road, Croydon, Surrey, CR0 4RT**

**DESCRIPTION**

The yard comprises a hard standing surface which is fenced and gated.

The yard benefits 2 on site portacabin offices and ancillary facilities.

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

**LOCATION**

The yard 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	ACRES
Open Storage	35,276	0.81
Portacabin 1	335	
Portacabin 2	360	
<b>Total</b>	<b>35,971</b>	<b>0.83</b>

**AMENITIES**

- Flexible/short term lease available
- Secure yard with lockable gates
- Hard standing
- On site office portacabins
- WC facilities

**RENT**

£99,500 per annum.

**RATES**

Rateable value - £92,500 (2023).

**VAT**

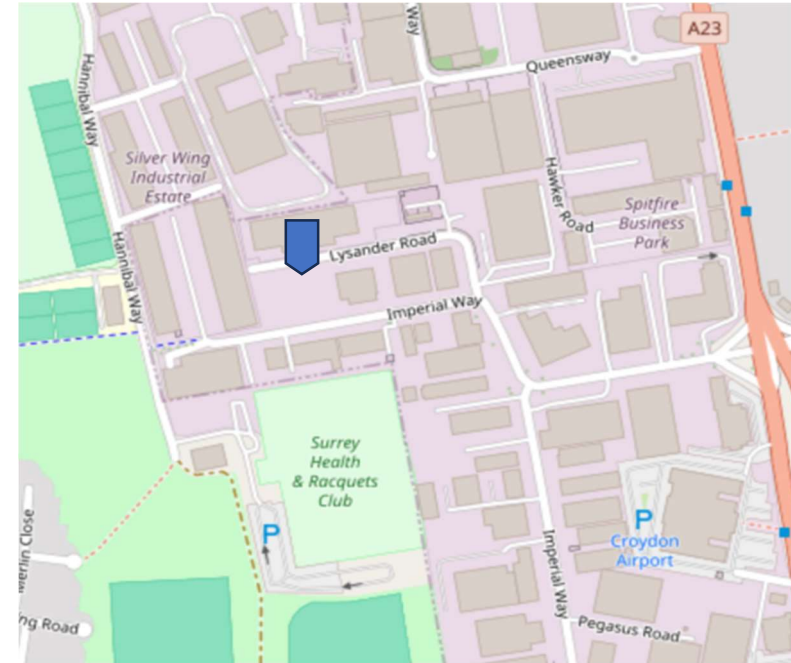
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

An EPC is not required for open storage space.



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**VIEWINGS – 020 8662 2700**

Charlie Mckechnie t: 07961 809344

Alex Bond t: 07738 890304

**Cushman & Wakefield (Joint Agents)**

e: cmckechnie@shw.co.uk

e: abond@shw.co.uk

t: 020 3296 3000



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