

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

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TO LET

INDUSTRIAL AND WAREHOUSE – 8,527 SQ FT (792.16 SQ M)

Unit 1 Twin Bridges Business Park, Selsdon Road, South Croydon, Surrey, CR2 6PL

DESCRIPTION

Unit 1 is a detached industrial / warehouse unit of brick and steel portal frame construction. The unit benefits from 7 roller shutter loading doors, large yard and parking area, separate offices and staff facilities and prominence to the main London to Brighton railway line. It is situated on a secure estate.

LOCATION

The unit is located on the Twin Bridge Business Park off the B275 Selsdon Road which connects to the A235. The A235 provides access to Central London, approximately 12 miles to the north and the M23/M25 motorways, approximately 6 miles to the south.

South Croydon and Sanderstead train stations are within a short walking distance providing links to East Croydon and London Bridge / London Victoria.

ACCOMMODATION

	SQ FT	SQ M
Ground floor warehouse and offices	6,709	623.28
Mezzanine storage	1,195	111.02
First floor staffroom and kitchen	378	35.12
TOTAL	8,282	769.42
Canopy	245	22.76

Approximate gross internal areas

AMENITIES

- To be fully refurbished
- 6.5m eaves height
- Minimum 20 car parking spaces
- Secure estate
- 3 phase power
- Prominence to main London to Brighton railway line
- 7 roller shutter loading doors

RENT

£132,500 per annum.

TENURE

A new lease is available on terms to be agreed.

RATES

Rateable value - £69,500 (2023).

VAT

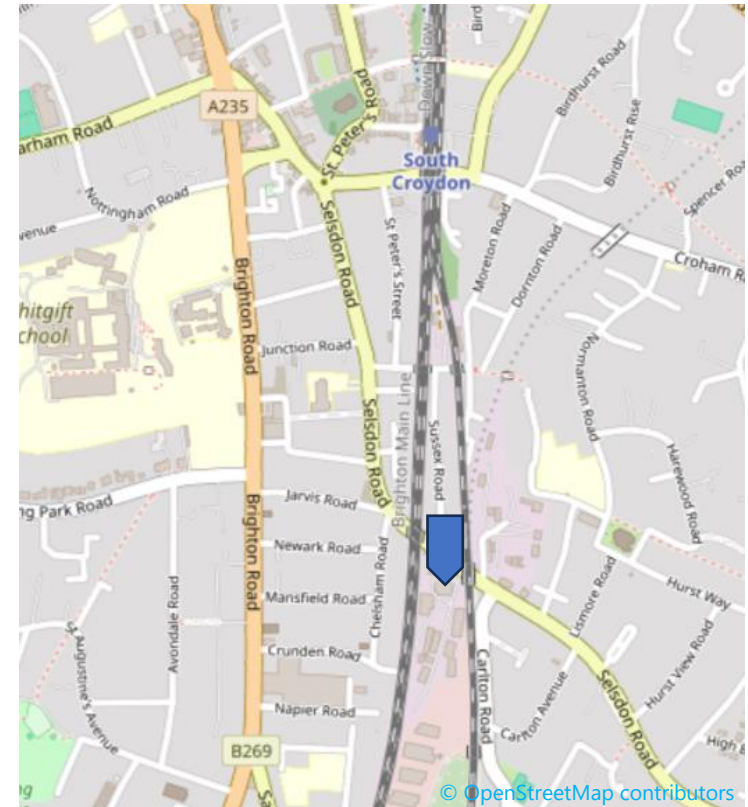
VAT will be chargeable on the quoting terms.

LEGAL COSTS

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

EPC

A new EPC is being prepared for the property and will be available shortly.



Photos are indicative of a past refurbishment of the unit

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