



**MAKING
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**FOR SALE /
TO LET**

**INDUSTRIAL AND WAREHOUSE – 2,030 SQ FT (188.59 SQ M)
Unit 25 Tait Road Industrial Estate, Tait Road, Croydon, CR0 2DP**

DESCRIPTION

The property comprises a mid-terrace industrial unit of steel portal frame construction under a pitched roof with brick clad elevations.

The unit is accessed via roller shutter loading doors to the front and a separate pedestrian door. There are 6 allocated car parking spaces plus an area for loading.

The unit is to be cleared of all existing stock & fittings.

LOCATION

Tair Road Industrial Estate is located on Tait Road in Croydon. It is accessed via Gloucester Road which in turn connects to Lower Addiscombe Road (A222). The property is approximately 0.9 milw North of Croydon Town Centre and 9 miles South of Central London.

Selhurst Railway Station is approximately 0.5 miles North of the property, providing train links to East Croydon, London Victoria and Milton Keynes Central. East Croydon Railway Station is approximately 0.6 miles south of the property providing direct links to London and the South East.

ACCOMMODATION

Ground Floor Warehouse	1,165	108.23
Mezzanine Office	865	80.36
TOTAL	2,030	188.59

Approximate gross internal areas.

AMENITIES

- Rare freehold opportunity
- Roller shutter loading doors
- 6 on-site car parking spaces
- 1st floor offices
- Kitchen facilities
- Three phase electricity
- WC facilities

FREEHOLD PRICE

£515,000.

LEASEHOLD RENT

£35,000 per annum

RATES

Rateable value - £34,500 (2023).

VAT

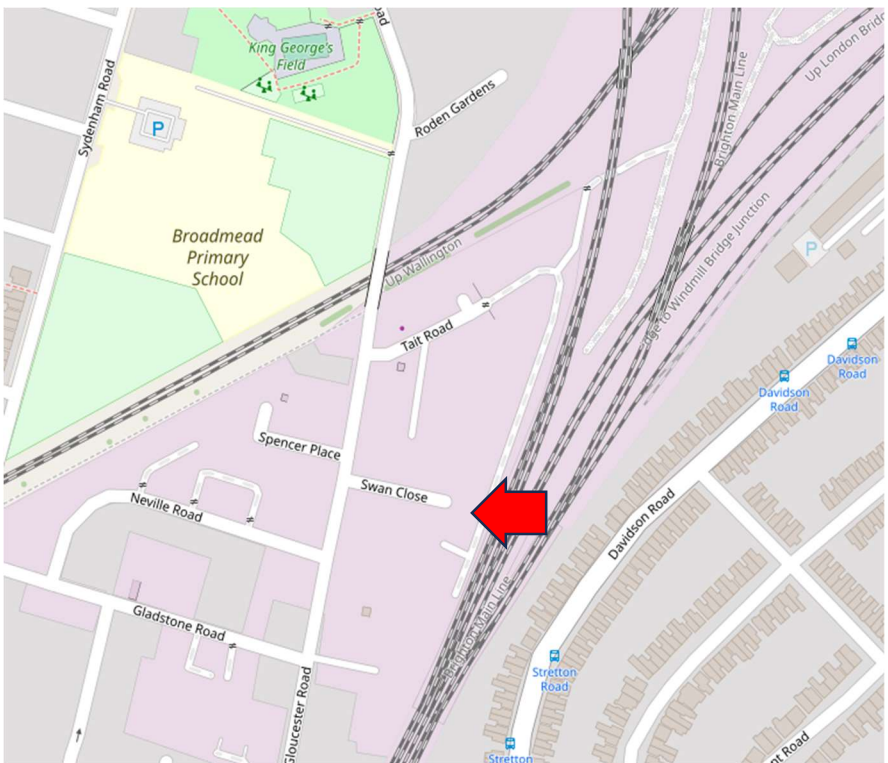
The property is not elected for VAT.

LEGAL COSTS

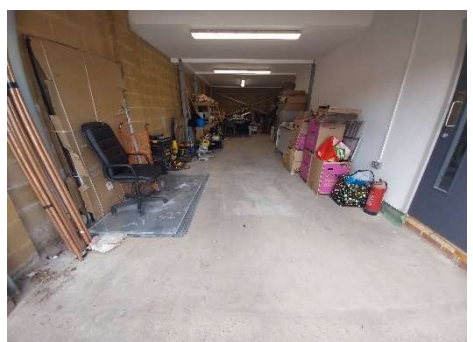
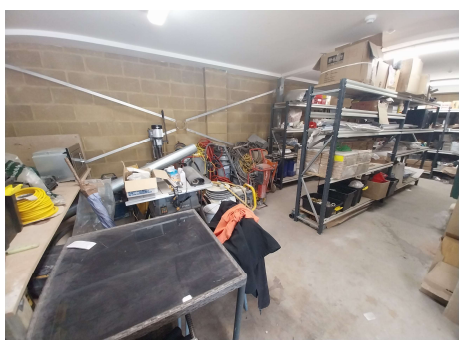
Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of B.



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