



**MAKING  
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**TO LET**

**INDUSTRIAL AND WAREHOUSE – 6,729 SQ FT (625 SQ M)**

**Unit A, Lysander Road, Croydon, Surrey, CR0 4RT**



**DESCRIPTION**

The property comprises an end of terrace unit of brickwork construction with a pitched roof and a concrete floor.

The property sits on a secure site of 0.31 acres benefitting from 5 loading doors to the front and side elevation. Internally, the property provides clear open plan warehouse 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	6,729	625

Approximate gross internal area

**AMENITIES**

- Flexible/short term lease available
- 5 ground level roller shutter loading doors
- Self-contained yard
- 5m eaves
- 3-phase electricity

**RENT**

£50,500 per annum.

**RATES**

Rateable value - £61,500 (2023).

**VAT**

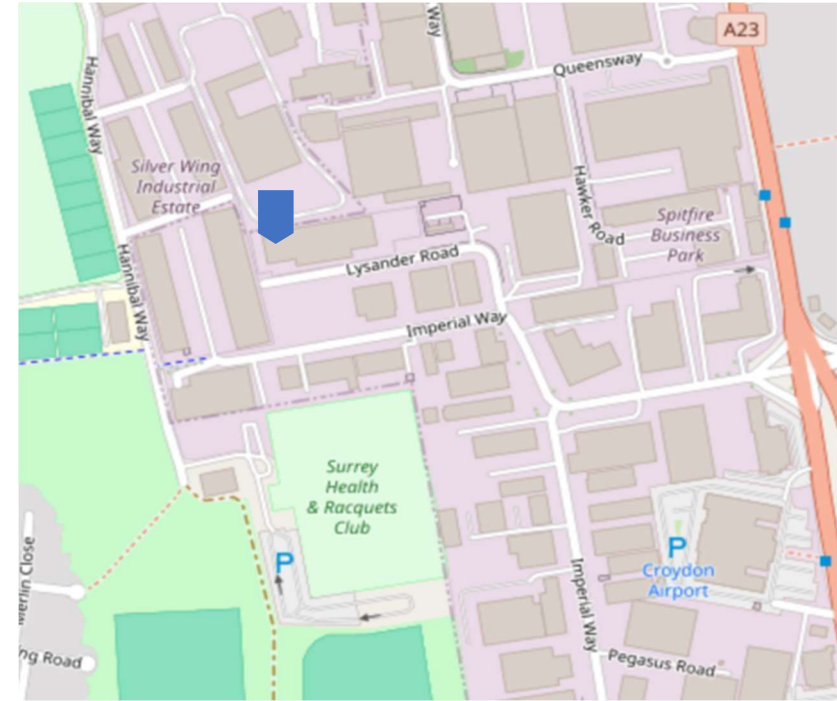
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

The property has an EPC rating of C.



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