

MAKING
PROPERTY
WORK

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TO LET

**INDUSTRIAL / WAREHOUSE WITH EXTENSIVE YARD OF 0.21 ACRES
3,561 SQ FT (330.83 SQM)**

Unit 1, Hackbridge Industrial Estate, Station Approach, Hackbridge, SM6 7BJ

DESCRIPTION

The property comprises of a part brick, and steel portal frame warehouse/industrial unit with purpose built first floor offices.

The unit benefits 2 roller shutter doors and a large, secure yard of 0.21 Acres. The property is to be fully refurbished.

LOCATION

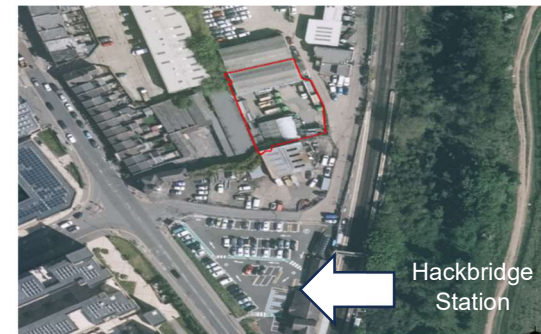
Hackbridge Industrial Estate is located approximately 10.5 miles south of Central London and approximately 3 miles east of Croydon.

The property is situated directly next to Hackbridge Rail Station, just off the A237. Hackbridge Rail Station is within 25 minutes of London Victoria and one stop away from tram services to Wimbledon and East Croydon. Located close to the A23, nearby road networks provide good access to both Central London and the M23/M25 motorway network to the south.

ACCOMMODATION

	SQ FT	SQ M
Grond Floor Warehouse	2,973	276.20
First Floor Office	588	54.63
Total	3,561	330.83
Yard (0.21 Ares)	9,680	899.30

Approximate gross internal areas.



AMENITIES/OPPORTUNITY

- Located directly next to Hackbridge Rail Station
- To be fully refurbished
- Eaves height of 6.33m
- Low site cover
- Large, secure yard with lockable gates
- Three phase power supply
- 2 roller shutter doors
- Kitchenette
- WCs

RENT

On Application.

RATES

To be reassessed post refurbishment of the unit.

VAT

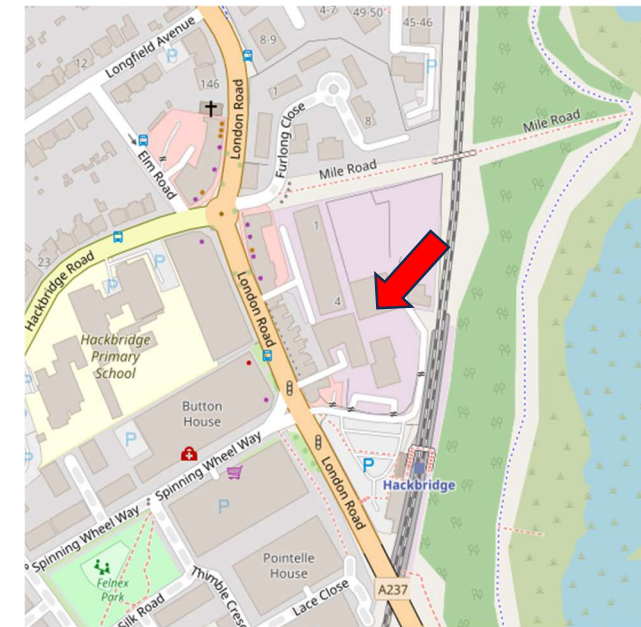
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

To be reassessed post completion of refurbishment works.



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