



Unit 27 Tait Road Industrial Estate, Tait Road, Croydon, CR0 2DP
A 1605 sq ft end of terrace industrial unit with roller shutter loading doors and a forecourt to let.

020 8681 2000 | info@hnfproperty.com



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Offers over £30,000 Per Annum Exclusive

LOCATION: - The property is located on the Tait Road Industrial Estate in Croydon. The property is approximately 0.9 miles north of Croydon town center and is accessed via Gloucester Road which in turn connects to Lower Addiscombe Road (A222). The property has well connected transport links with Selhurst railway station approximately 0.5 miles away. The distance to East Croydon is 0.8 miles away.

DESCRIPTION: - The subject property is an end of terrace industrial unit with mezzanine office spaces, a forecourt and on-site car parking. There are roller shutter doors to the front and rear of the property and a separate pedestrian door at the front. The property benefits three phase power (not tested) and is considered suitable for a variety of industrial / light industrial uses.

ACCOMMODATION: -

Ground Floor:

Roller Shutter 1 13.636m (12ft) x 4.039m (13ft)
Roller shutter 2 22.214m (7ft) x 2.081m (7ft)
Rear roller shutter 1.789m (6ft) x 2.154m (7ft)
WC
Kitchenette

Mezzanine:

Office 1 7.36m² (79ft²) approx.
Office 2 8.58m² (92ft²) approx.
Office 3 11.7m² (125ft²) approx.

Gross Internal Area 149m² (1605ft²) approx.

USE/PLANNING: - The property currently falls within Class E of the current Town and Country Planning (Use Classes Order) and is considered suitable for a range of businesses.

TENURE: - The property is to be offered by way of a new lease, the length of which is to be negotiated.

RENT: -An initial rent of £35,000 (thirty five thousand pounds per annum) exclusive is sought.

BUSINESS RATES: - Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an EPC rating of 95 within Band D.

VIEWINGS: -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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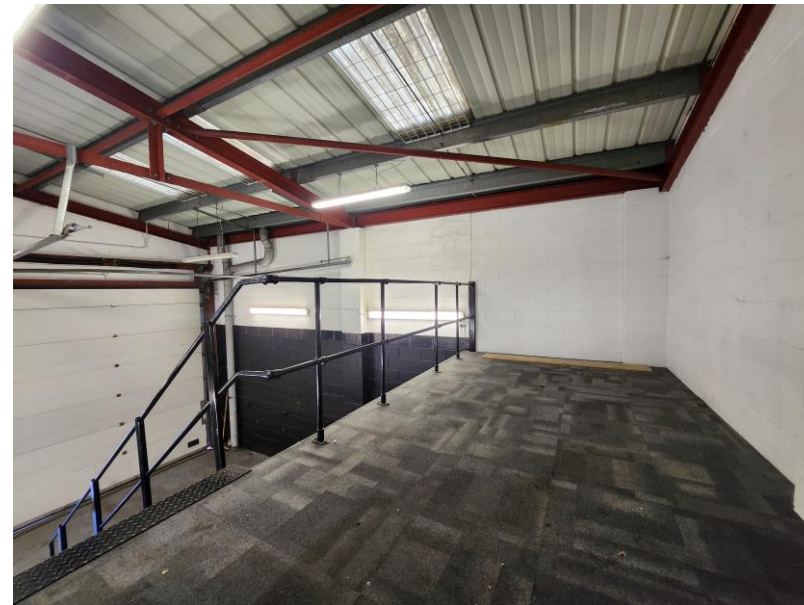
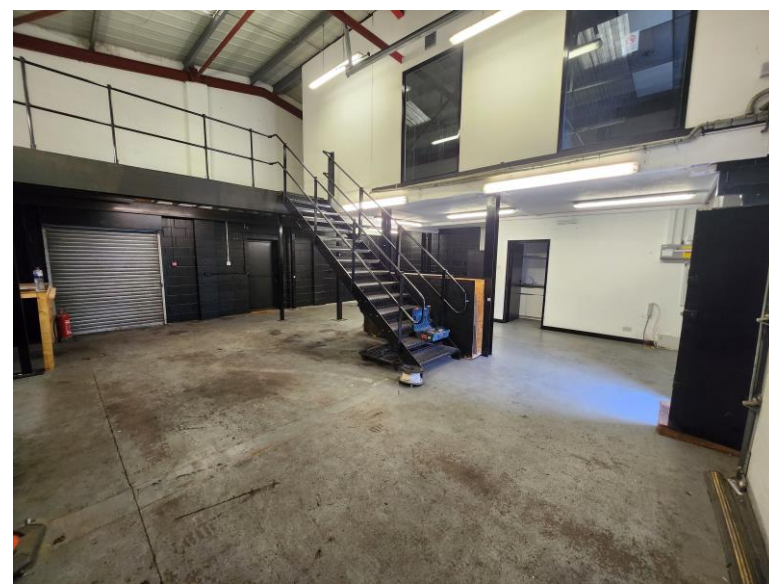
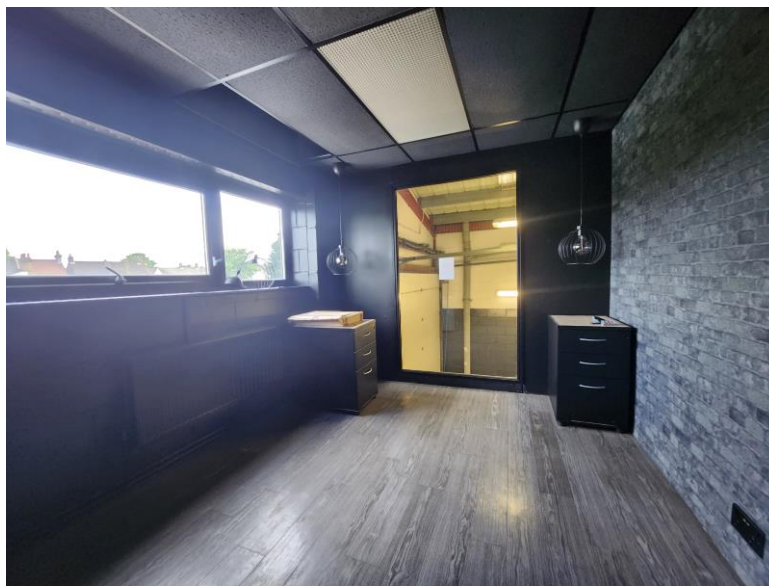
Viewings by prior arrangement - call our team for more information.

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13th June 2024



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