



  
**CROWN**  
LETS 4 U

**TO LET**



**£27,000 + VAT PER ANNUM**

## **Industrial Warehouse**

**Roman Industrial Estate,  
Tait Road, Croydon, CR0**

Roman Industrial Estate has a convenient location within 10 miles of central London. The unit has a roller shutter loading door and separate personnel door. Each unit has two car parking spaces and separate loading bays to the front. There is three-phase electricity and WC facilities.

1,321 Sq Ft + Upstair 2 offces, kitchenete and 2 allocated parking space.

**2 PARKING SPACE**

**AVAILABLE NOW!**

**Rent:** First year  
reduced rate £27,000 +VAT

**Onward:** £36,000, VAT

**New Lease:** 10 years or more

**Deposit:** £,8,300+VAT

**Business Rate:** £6,700 per year

**Premium:** £15,000 (negotiable)

**Croydon Office:** Crown Lets 4u, 292 London Road, Croydon, Surrey, CR0 2TG

**Tel:** 020 8684 6677 **Mob:** 07540 874 532 **Fax:** 0872 115 6090 **Email:** [info@crowplets4u.co.uk](mailto:info@crowplets4u.co.uk)

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