



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**Vale Industrial Park (Unit 12),
Streatham SW16 5BN**

**INDUSTRIAL UNIT WITH PARKING & LOADING
AVAILABLE TO RENT (2,051 SQFT)**

Summary

- Self-contained **industrial unit (B1, B2 & B8)** available **to rent**
- Property extends **2,051sqft** (NIA) and is split across **two floors (ground & 1st)**, with **excellent floor to ceiling (9m)**
- **Streatham Common & Norbury train stations** (National Rail) **just 1-mile away**
- Ideal for **dark kitchens, last mile occupiers** or as **storage for local businesses**
- We are inviting offers **to rent at £49,000pax** (£23.89psf) **plus VAT on flexible lease terms**

Description

Subject property is an **end-of-terrace industrial unit** with **ground floor warehouse** and **first floor office space**.

The unit benefits from a **roller shutter loading door** and **allocated parking spaces** to the **front of the property**.

Other key benefits include **three phase power** and **9m floor to ceiling heights**.

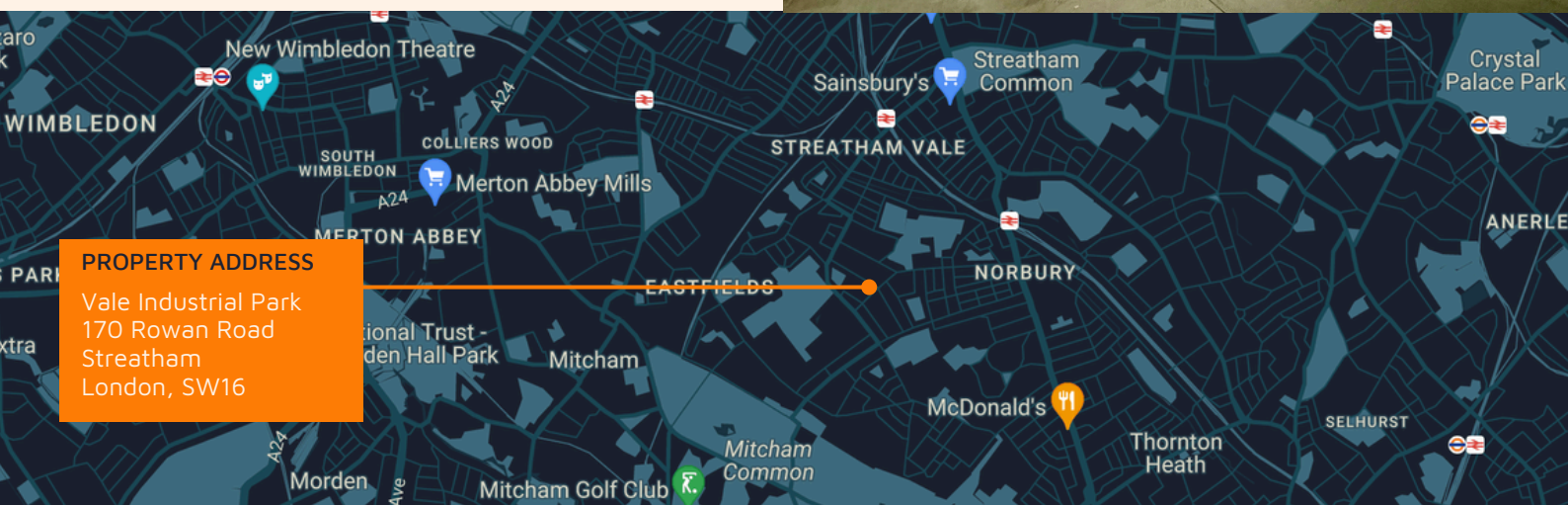
Property is **available for immediate occupation** and will be offered with **all carpets professionally cleaned** and **internals repainted**.

Location

Vale Industrial Park is located on **Rowan Road (B272)**, connecting to the **A23** to the north and **Croydon Road (A236)** to the south.

Estate offers excellent **links into Central London** and **the M25** for distribution. **Croydon town centre** is also just 4-miles to the north.

Property also accessible by train, with **Norbury** and **Streatham Common stations** equidistance (1-mile away), offering **National Rail services**.



Viewings

Available via prior appointment, contact Henshall & Partners to arrange.

Rates & SC

From the **VOA**, we would estimate **rates payable** to be **£14,250pax**.

We recommend that interested parties contact **Merton Council** for exact figures.


Service charge is charged at **£1,075pax**.


Terms


We are inviting **rental offers** at **£49,000pax** (£23.89psf) **plus VAT** on **flexible lease terms**.




CONTACT US

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