



**TO LET: 5 Endeavour Way, Croydon, Surrey, CR0 4TR**



020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)

specialist advice on all property matters

# 5 Endeavour Way, Croydon, Surrey, CR0 4TR

## £49,500 Per Annum Exclusive

**LOCATION:** - The property is situated on the popular Beddington trading estate located halfway between Purley Way the A23 yellow and Beddington Lane.

It is fairly well placed for access to Therapia lane tram station and has good access to both London the M25 orbital route and route beyond.

**DESCRIPTION:** - The property comprises a single storey, modern, light industrial unit with an internal eaves height of blank and loading door 5 m wide.

There is a yard to the front.

### **ACCOMMODATION:** -

#### **Ground floor**

Open plan storage 260 m<sup>2</sup> (2800 ft.<sup>2</sup>) Eaves height 5.7 meters.

Male and female WC  
disabled WC

Office 11 m<sup>2</sup> (120 ft.<sup>2</sup>) approximately.

#### **1st floor**

Open plan office 36.68 m<sup>2</sup> (395 ft.<sup>2</sup>)

**Externally.** Storage / parking area to the front

**USE/PLANNING:** -The property currently falls within Class B1 (Light Industrial) of the current Use Classes Order.

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

**RENT/PRICE:** -An initial rent of £49,500 per annum exclusive is sought.

**BUSINESS RATES:** - The owner of the building will occupy part (excluded from these details) and will wish to negotiate a contribution towards business rates in addition to rent.

**EPC RATING:** -A new EPC has been commissioned but the previous rating was D. This rating will be updated upon receipt.

**VAT:** -We are advised by the landlord that the property is elected to VAT and VAT will therefore be chargeable on all rents

**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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Date: 30<sup>th</sup> March 2022



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