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**GILDERSLEVE
& PAYNE**

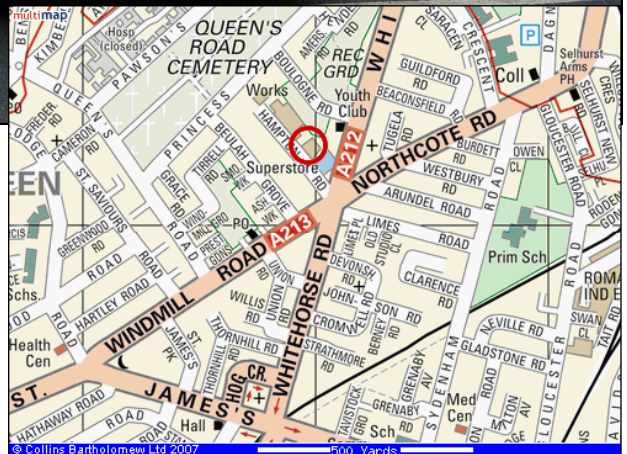
Commercial Property Consultants

www.gpcommercial.co.uk

WAREHOUSE/INDUSTRIAL UNIT VIRTUAL FREEHOLD FOR SALE/TO LET



Unit F Hampton Industrial
Park, Hampton Road, Croydon,
Surrey, CR0 2XG



CHARTERED SURVEYORS

Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.

Unit F Hampton Industrial Park, Hampton Road, Croydon, Surrey, CR0 2XG

Location

Hampton Industrial Park is situated in Hampton Road, just a short distance from the intersection of Windmill Road (A213) and Whitehorse Road (A212) approximately half a mile to the north of Central Croydon.

Description/Accommodation

A warehouse/industrial unit of steel framed construction with blockwork walls and profile steel cladding. The current occupiers have constructed additional storage and office accommodation by the construction of an mezzanine floor.

The property benefits from the following amenities:

- Gas fired heating to the warehouse
- Roller shutter door (3.93m x 3.68m)
- Kitchen
- Eaves height 4.3m

The gross internal floor areas are as follows:

Ground Floor	201.13 sq m	(2165 sq ft)
Mezzanine Storage	110.96 sq m	(1194 sq ft)
Mezzanine Office	51.89 sq m	(559 sq ft)
Total	363.98 sq m	(3918 sq ft)

Terms

Our Clients wish to dispose of their long leasehold interest which has approximately 993 years remaining and are looking for offers in the region of £275,000 plus VAT (if applicable) subject to contract.

Alternatively our Clients would consider offering a new lease for a term to be agreed at a rent of £25,000 per annum.

Legal Costs

Each party to be responsible for their own legal costs.

Energy Performance Certificate

Awaiting Energy Performance Certificate

Business Rates

The Rateable Value is £15,750 and the UBR for 2011/12 is 43.3p in the £.

Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website www.leaseingbusinesspremises.co.uk

Viewing

Strictly by appointment
with Agents Gildersleve & Payne

Nick Payne MRICS
Or Jane Pearce BA Hons
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