

LIGHT INDUSTRIAL/WAREHOUSE PREMISES
TO LET

020 8686 4400
GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

 **GROUND/FIRST FLOOR**
61 Imperial Way, Croydon, Surrey, CR0 4RR



**DETACHED INDUSTRIAL/WAREHOUSE UNIT
ON SECURE SITE**
1385.92 sq m (14,918 sq ft)
TO LET

Viewing by appointment

G&P Property

Or SHW

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GROUND/FIRST FLOOR

61 Imperial Way, Croydon, Surrey, CR0 4RR

Location

Croydon is located approximately 10 miles from Central London with good access via the A23 to both Central London and the M25 (Junctions 6 and 7).

Imperial Way is located on the Airport Industrial Estate, one of Croydon's main industrial areas which is to the south west of Croydon Town Centre and close to the A23.

Description/Accommodation

The accommodation available comprises a two storey self-contained property together with on site car parking to the rear.

The building is finished externally in facing brickwork to the height of approximately 2m with metal profile cladding above.

The property benefits from a loading door to the side of the building providing loading/unloading facilities. Three phase electricity is laid into the building.

Internal Area

Gross internal areas as follows:

| | | |
|---------------------|---------------------|---------------------|
| Ground Floor | 689.43 sq m | 7,421 sq ft |
| First Floor | 696.49 sq m | 7,497 sq ft |
| Total | 1385.92 sq m | 14,918 sq ft |

Amenities include

- Securely fenced and gated yard
- Detached industrial/warehouse unit
- Three phase power
- Roller shutter loading door
- Kitchen area
- Carpeted office with suspended ceilings

Lease

A new Lease is available on terms to be agreed.

Rent

From £7.50 per sq ft. Subject to Contract.

VAT

The property is not VAT registered.

Business Rates

According to the Government website the Rateable Value is as follows:

| | |
|---------------|----------------|
| Ground floor: | £79,000 (2023) |
| First Floor: | £54,500 (2023) |

Legal costs

Each party to be responsible for their own legal costs.

Energy Performance Certificate

Energy Performance Rating is B (39)



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Property Misdescriptions Act

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