

WAREHOUSE & YARD WITH WASTE TRANSFER LICENCE

TO LET

020 8686 4400

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G&P PROPERTY
COMMERCIAL FOCUS

 **Rear of**
54-64 Northwood Road, Thornton Heath, Surrey, CR7 8HQ



**WAREHOUSE & YARD
WITH WASTE TRANSFER LICENCE**

TO LET

Viewing by appointment

G&P Property
21-23 Southbridge Place
Croydon
Surrey, CR0 4HA

Nick Payne MRICS
nickp@gpcommercial.co.uk

David Sutton BA (Hons)
davids@gpcommercial.co.uk

020 8686 4400

info@gpcommercial.co.uk

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Location

The property is located in Northwood Road close to the junction with Parchmore Road (B273) which connects with London Road (A23) and Brigstock Road (A266).

Description/Accommodation

The property comprises a workshop with offices and large yard.

The property is currently occupied by Curley Skip Hire who operate a waste transfer depot and skip hire business who are relocating. Access to the site is via Northwood Road over a shared driveway (shown hatched on the plan).

The overall site area is approximately 0.35 acres.

The workshop and office extends to approximately 2,800 sq ft (260.8 sq. m), including mezzanine offices of about 390 sq ft (36.0 sq. m) measured on a gross internal floor area basis.

The workshop and office is accessed via a roller shutter door (5.19m x 4.82 m) and is of steel frame and brick construction with a maximum headroom of 5.2 m (17'). There is an extension to the rear with lower headroom.

Areas

Workshop/Office	224.8 sq m	2420 sq ft
Mezzanine	36.0 sq m	388 sq ft
Total	260.80 sq m	2808 sq ft

Terms

The entire site is available to let for a term to be agreed at a commencing rent of £84,000 per annum on fully repairing and insuring terms, plus VAT (if applicable), Subject to Contract.

Our Client will consider a sale of the site. Price upon application.

Business Rates

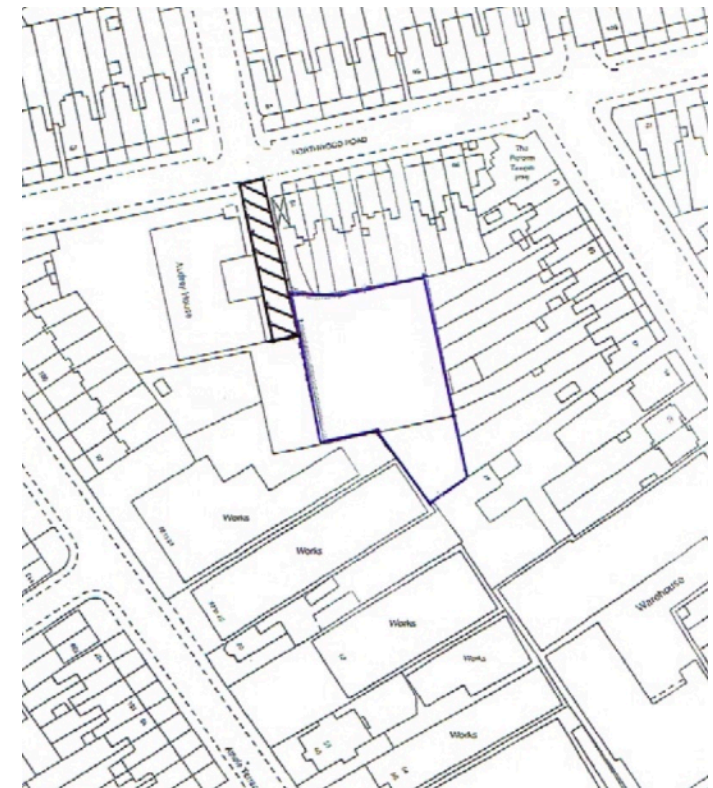
According to the Government website the property has a Rateable Value (TBC). The UBR for 2022/23 is 49.9p in the £.

Legal costs

Each party to be responsible for their own legal costs

Energy Performance Certificate

The Energy Performance Rating is E (110)



Property Misdescriptions Act

G&P Property for themselves and for Vendors or Lessors of this property whose Agents they are, give notice that:

1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any form of a Contract.
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