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**FOR SALE**

**INDUSTRIAL AND WAREHOUSE – 2,562 SQ FT (238.03 SQ M)**

**Unit 21, Tait Road Industrial Estate, Tait Road, Croydon, Surrey, CR0 2DP**



## DESCRIPTION

The property comprised an mid-terrace industrial unit of blockwork construction under a new pitched roof with brick clad elevations.

The unit is accessed via a pedestrian door to the front, and a fire exit to the rear. There are 7 allocated car parking spaces plus an area for loading.

## LOCATION

Tait Road Industrial Estate is located on Tait Road in Croydon. It is accessed via Gloucester Road which in turn connects to Lower Addiscombe Road (A222). The property is approximately 0.9 miles North of Croydon Town Centre and 9 miles South of Central London.

Selhurst Railway Station is approximately 0.5 miles North of the property, providing train links to East Croydon, London Victoria and Milton Keynes Central. East Croydon Railway Station is approximately 0.6 miles south of the property providing direct links to London and the South East.

## ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Warehouse	2,239	208.02
First Floor Office	323	30.01
<b>TOTAL</b>	<b>2,562</b>	<b>238.03</b>

## AMENITIES

- Rare freehold opportunity
- Fully refurbished
- Three phase electricity
- Eaves height of 5.32m
- 7 on-site car parking spaces
- Kitchen and two WCs
- Generous loading area
- Aircon to the office space
- LED lighting

## PRICE

£815,000 for the freehold.

## RATES

Please enquire to the local authority.

## VAT

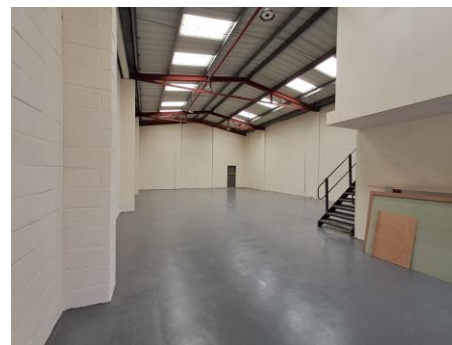
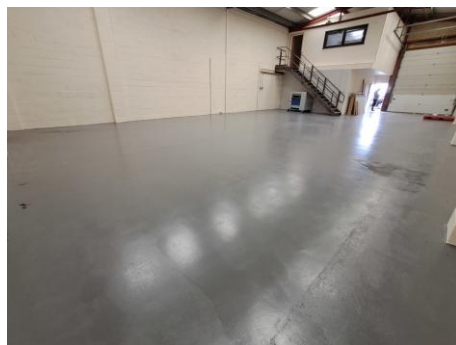
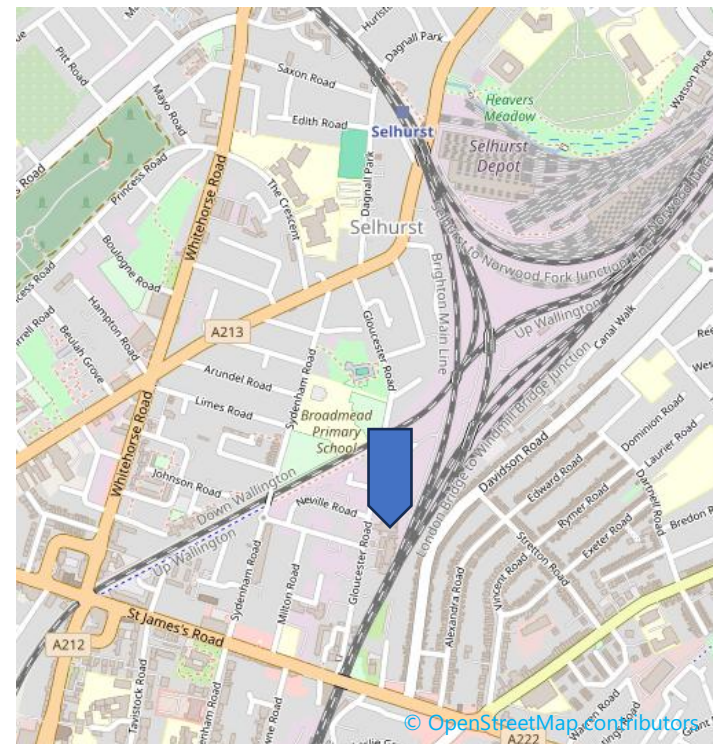
The property is not elected for VAT.

## LEGAL COSTS

Each party is to be responsible for their own legal fees.

## EPC

The EPC rating for the property is C.



## VIEWINGS – 020 8662 2700

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