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**FOR SALE**

**INDUSTRIAL AND WAREHOUSE – 4,264 SQ FT (396.15 SQ M)**

**Unit 14 Tait Road Industrial Estate, Tait Road, Croydon, CR0 2DP**



## DESCRIPTION

The property comprises a mid-terrace industrial unit of steel portal frame construction under a pitched roof with brick clad elevations.

The unit is accessed via a roller shutter loading door and 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

	SQ FT	SQ M
Ground Floor Warehouse	2,302	213.84
Mezzanine Office / Storage	1,962	182.31
<b>TOTAL</b>	<b>4,264</b>	<b>273.46</b>

Approximate gross internal areas.

## AMENITIES

- Rare freehold opportunity
- Eaves height of 5.32m
- Roller shutter loading door
- 7 on-site car parking spaces
- 2 Kitchens & separate kitchenette
- Three phase electricity
- Generous loading area
- Aircon to the office space
- WC facilities

## PRICE

£825,000 Freehold.

## RATES

Rateable value - £59,000 (2023).

## VAT

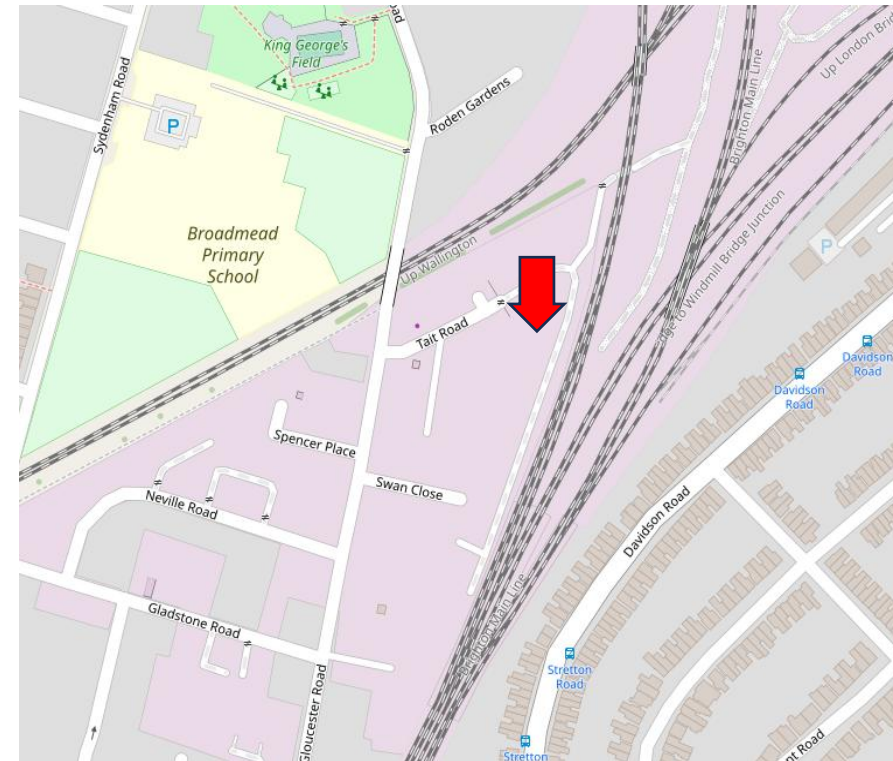
The property is not elected for VAT.

## LEGAL COSTS

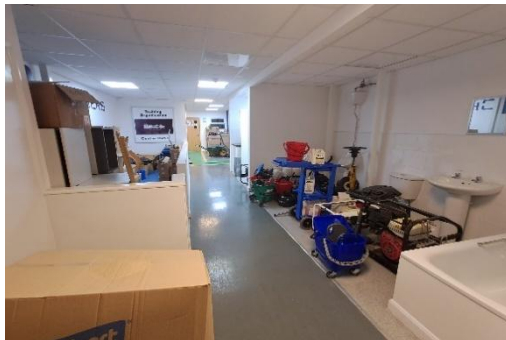
Each party is to be responsible for their own legal fees

## EPC

The property has an EPC rating of D.



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## VIEWINGS – 020 8662 2700

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