



TO LET

Capital Business Centre, 22 Carlton
Road, South Croydon, CR2 0BS



**Warehouse / Industrial
Opportunity**
From 1,167 -1,178 sq ft

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com
020 7629 8501

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Description

Capital Business Centre has a number of affordable, vacant industrial units available, to suit small and medium sized businesses with spaces ranging from 113ft² to 2038ft² available.

The properties comprise terrace warehouse / industrial units of steel portal frame construction with blockwork/ clad elevations. The units have roller shutter doors, sky lights, ground floor windows.

Units have main services connected (water, gas, and electricity), with 3-phase electricity and drainage being available for connection.

Other important features of Capital Business Centre units are:

- The units operate under an easy-in, easy-out monthly licence agreement, allowing tenants to leave on a one month notice period
- Free unallocated parking on a secure landscaped site
- Overnight onsite security
- Professional onsite management team
- Business Support Service are available at an extra charge
- Superfast Internet Access

Location

Capital Business Centre is located in a secure area of South Croydon situated approximately one mile from the A232 and within walking distance of two mainline stations, Sanderstead and Purley Oaks, which serve the Southern and Thameslink lines. East Croydon station is also within close proximity accessible by public transport or taxi.

Capital Business Centre in Croydon offers an extensive range of high-quality offices, workshops, and studios to rent ranging from 113ft² to 2038ft².

The location is ideal for small and medium sized businesses seeking to:

- relocate away from more expensive, densely populated premises in London;
- reduce the commuting distance and time of staff who live in the Home Counties
- split teams into regional offices.

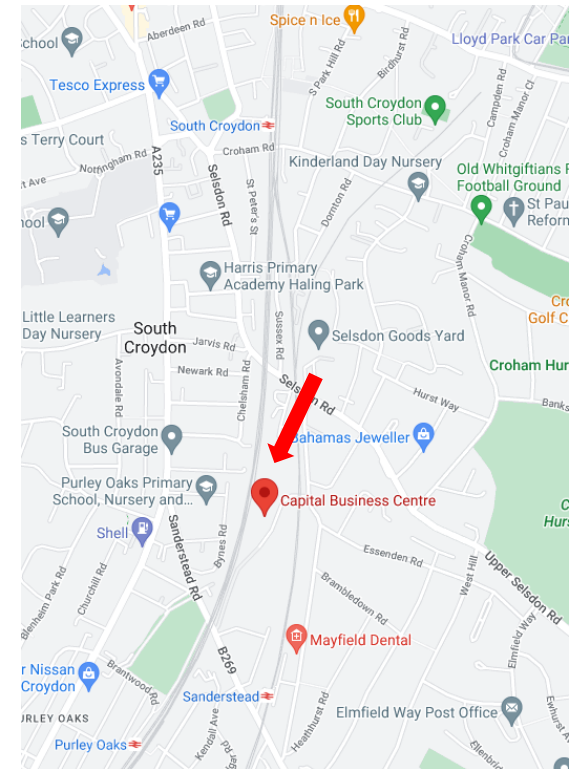
Licence Fee

The units operate under an easy-in, easy-out monthly licence agreement, providing businesses the freedom to move or leave at any time on a notice period of one month. The licence fee for a unit of 1,178 sq ft is £2,860 per month.

The Monthly Licence Fee includes insurance, internet, maintenance, and common facilities.

Business Rates

Rates are available upon application.



Viewing

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