

LAST MILE INDUSTRIAL WAREHOUSE/TRADE COUNTER UNIT

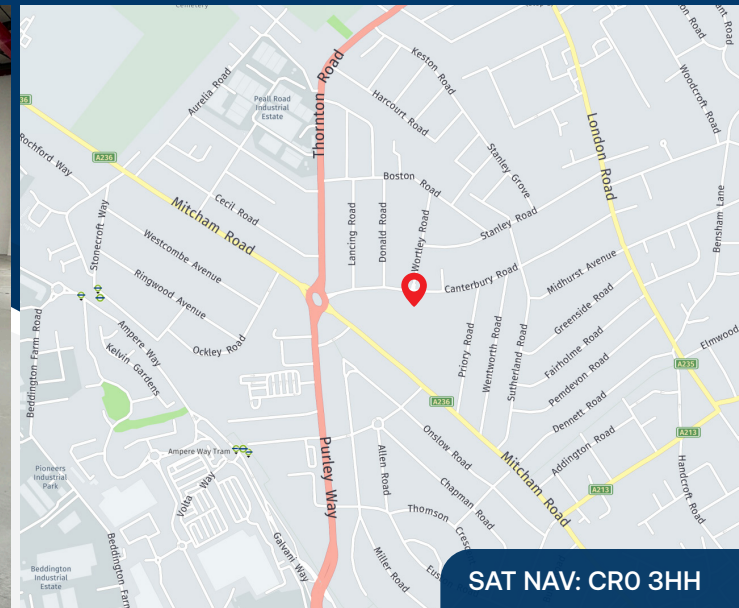
COGENT
REAL ESTATE

UNIT A, 115 CANTERBURY ROAD, CROYDON CR0 3HH
8,061 SQ. FT - 748.87 SQ. M

TO LET

COGENTRE.CO.UK

TO LET
8,061 SQ. FT



SAT NAV: CRO 3HH

LOCATION

The unit is located on Canterbury Road, just off the northern end of the A23 Purley Way in Croydon. The A23 links Central London (8 miles) with the M25 at Junction 7 (10 miles), providing access to the national motorway network.

Ampere Way Tram Stop is approximately a 10 minute walk away, giving access to East Croydon Station (10 minutes), Mitcham Junction (8 minutes) and Wimbledon (20 minutes).

DESCRIPTION

The unit is of steel portal frame construction with brick elevations under a pitched roof. The unit comprises warehouse accommodation with a trade counter opportunity and benefits from a roller shutter loading door and loading area with car parking.

EPC

The property has an EPC rating of C.

ACCOMMODATION

The site provides the following approximate area:

	SQ FT	SQ M
Ground Floor	6,962	654.38
First Floor	1,099	103.29
TOTAL GIA (approx)	8,061	757.67

AMENITIES:

- Electric roller shutter loading door
- Internal eaves height of 6.22m
- Three phase electricity
- Gas
- Yard / car parking
- Refurbished

LEGAL COSTS

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

VAT

VAT will be chargeable on the terms quoted.

RENT

Price on application.

BUSINESS RATES

We understand the rates payable to be c.£55,200 however we advise all parties to undertake their own due diligence with VOA to the rates payable as they are subject to change.

FOR FURTHER DETAILS PLEASE CONTACT:



Gerry Connolly
0203 369 4000
07557 114 583
gc@cogentre.co.uk

Marco Baio
0203 369 4000
07752 473 964
mb@cogentre.co.uk