



The Courtyard

131 Aurelia Road, Croydon, , CR0 3BF

**Available Now, small
business units at The
Courtyard, 131 Aurelia Road.**

1,628 to 5,918 sq ft

(151.25 to 549.80 sq m)

- Self Contained
- Allocated Parking
- Fully refurbished
- 4M Eaves height
- First Floor offices
- Available now on flexible terms
- Secure site

The Courtyard, 131 Aurelia Road, Croydon, CR0 3BF

Description

The subject units are of portal frame construction with brick cladding and offer business unit accommodation by way of a ground floor warehousing and first floor offices. Adjacent units are available separately or together on flexible lease terms.

Location

The subject property is situated on Aurelia Road, approximately 2 miles north west of Croydon Town Centre. Aurelia Road is located just off the A23 Purley Way, via Shamrock Road, which provides access to the national road network. The property is surrounded by commercial and residential uses with Thornton Road Trading Centre and West Retail Park immediately opposite. Surrounding occupiers include national tenants such as Topps Tiles, Howdens, Big Yellow Storage, Al Murad Tiles, Carpet Right, and Wren Kitchens.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 6	2,137	198.53	Available
Unit - 8	2,153	200.02	Available
Unit - 9	1,628	151.25	Available
Total	5,918	549.80	

Service Charge

On application

Rates

Rateable value to be reassessed. Interested parties should enquire with the local authority

VAT

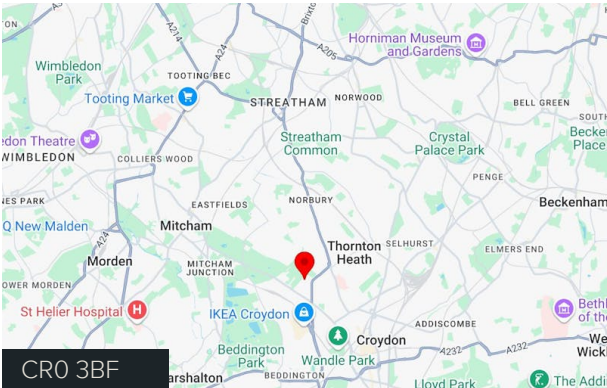
VAT will be chargeable on the terms quoted.

Terms

A new full repairing and insuring lease is available on terms to be agreed

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti-money laundering legislation.



Summary

Available Size	1,628 to 5,918 sq ft
Rent	Rent on application
Business Rates	N/A
Service Charge	£1.02 per sq ft
Legal Fees	Upon Enquiry
EPC Rating	Upon enquiry

Viewing & Further Information



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