

LAST MILE INDUSTRIAL WAREHOUSE/ TRADE COUNTER UNIT

COGENT
REAL ESTATE

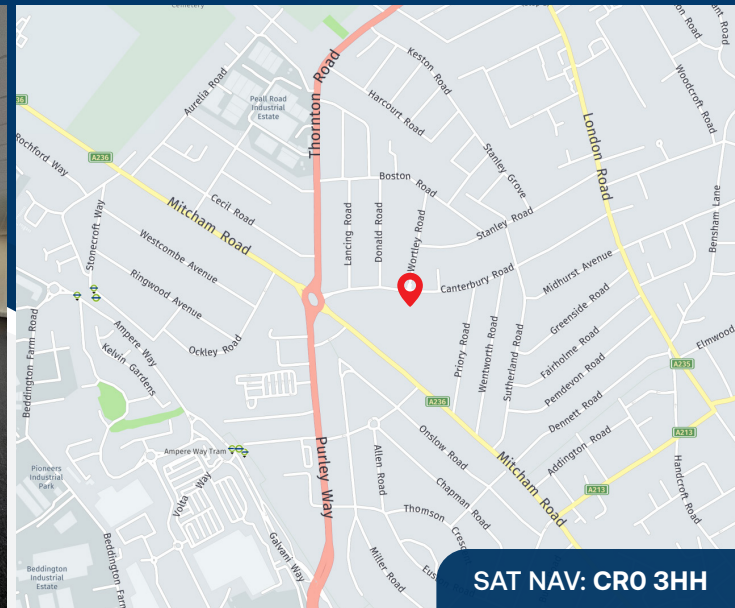
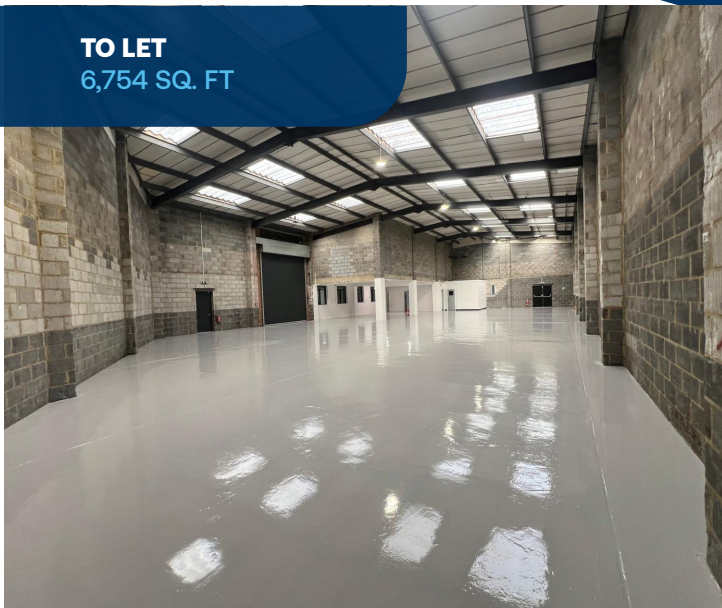


UNIT B, 115 CANTERBURY ROAD, CROYDON, CR0 3HH
6,754 SQ. FT – 627.4 SQ.M

TO LET

COGENTRE.CO.UK

TO LET
6,754 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

Unit B Canterbury Road, Croydon, comprises of ground floor warehouse space with first floor office space.

EPC

B 50.

LEGAL COSTS

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

ACCOMMODATION

The site provides the following approximate area:

UNIT B	SQ FT	SQ M
Ground Floor	5,805	539.3
First Floor	949	88.1
TOTAL GIA (approx)	6,754	627.4

AMENITIES:

- Internal eaves height of 6m
- 3 Phase power
- Energy efficient lighting
- Kitchenette
- First floor office space
- Roller shutter
- 24/7 Access
- Parking

VAT

VAT will be chargeable on the terms quoted.

RENT

£112,800.00 pa

RATES

We understand the rates payable to be £39,960 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:



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