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**TO LET**

**INDUSTRIAL AND WAREHOUSE – 3,730 SQ FT (346.52 SQ M)**  
Unit 12, Endeavour Way, Croydon, Surrey, CR0 4TR

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# Rent | £50,500 per annum exclusive

### DESCRIPTION

Endeavour Way Industrial Estate comprises 9 production / warehouse units in a secure and gated environment.

The property comprises a mid-terrace unit facing onto a central yard providing generous parking and loading facilities. The building is of steel portal frame construction with a solid concrete floor. A roller shutter door provides easy access into the warehouse accommodation whilst a separate pedestrian front door allows access to ground floor office area.

### LOCATION

The unit is located on Endeavour Way, approx 10 miles to the south of Central London. The property benefits from good transport links to Central London and the M25 via the A23.

In addition, Therapia Lane Tramlink Station is located within easy walking distance linking up with East Croydon and Wimbledon mainline stations.

### ACCOMMODATION

	SQ FT	SQ M
Ground Floor	3,308	307.31
First Floor	422	39.2
<b>TOTAL</b>	<b>3,730</b>	<b>347</b>

Approximate Gross Internal Areas (GIA).

### RENT

£50,500 per annum exclusive.

### TERMS

The unit is available to let on a new full repairing and insuring lease for a term to be agreed.

### AMENITIES

- Manual roller shutter door
- Warehouse lighting
- 5.24m eaves rising to 5.84m
- Refurbished offices
- Warm air gas-blower
- Suspended ceiling with recessed lighting

### RATES

Rateable Value - £29,750 (2017).

### VAT

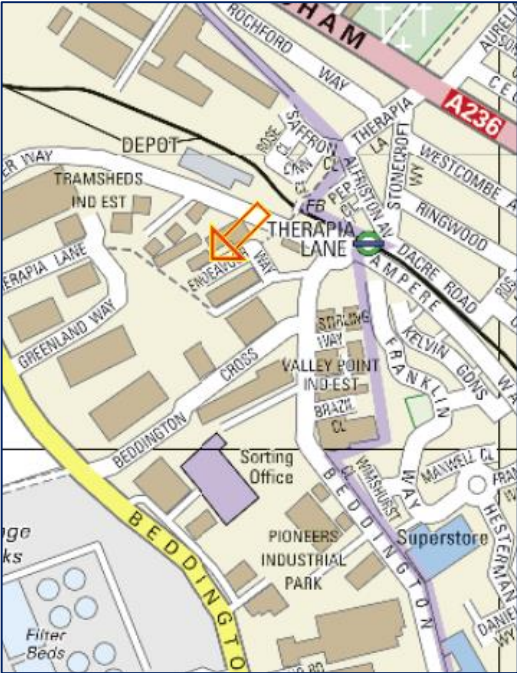
VAT may be charged on the quoting terms.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### EPC

The property has an EPC rating of E.



### VIEWINGS – 020 8662 2700

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