

To Let

Refurbished Industrial Warehouse

£50,500 per annum exclusive

346.51 sq m (3,730 sq ft)

Unit 12 Endeavour Way, Croydon, Surrey CR0 4TR



**Accommodation:** The premises have the following approximate floor areas:

Ground Floor	307.31 sq m	3,308 sq ft
First Floor	39.20 sq m	422 sq ft

**Total Gross Internal Floor Area: 346.51 sq m 3,730 sq ft**

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measuring Practice.

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

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

## Amenities:

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

**Important Note:** Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

**Location:** The unit is located on Endeavour Way, approximately 10 miles to the south of Central London. The property benefits from good transport links to Central London and the M25 via the A23. Therapia Tramlink Station is located within easy walking distance linking up with East Croydon and Wimbledon mainline stations.

Access to the property is gained via Beddington Farm Road.

**Terms:** The unit is available to let on a new Full Repairing and Insuring Lease for a term to be agreed.

**VAT:** The premises have been elected for VAT.

**Rental:** The commencing rental is **£50,500 per annum exclusive**.

**Rates:** According to the VOA website, the property has a Rateable Value of £29,750.

**NB:** Please note that the rates actually payable may be subject to transitional relief. For a more accurate assessment of rates payable for the current year, please contact the Local Authority.

**EPC:** The property has a current rating of E (115).

**Legal Costs:** Each party is to be responsible for their own costs in this transaction.

**Viewing: Strictly by appointment through Joint Sole Agents**



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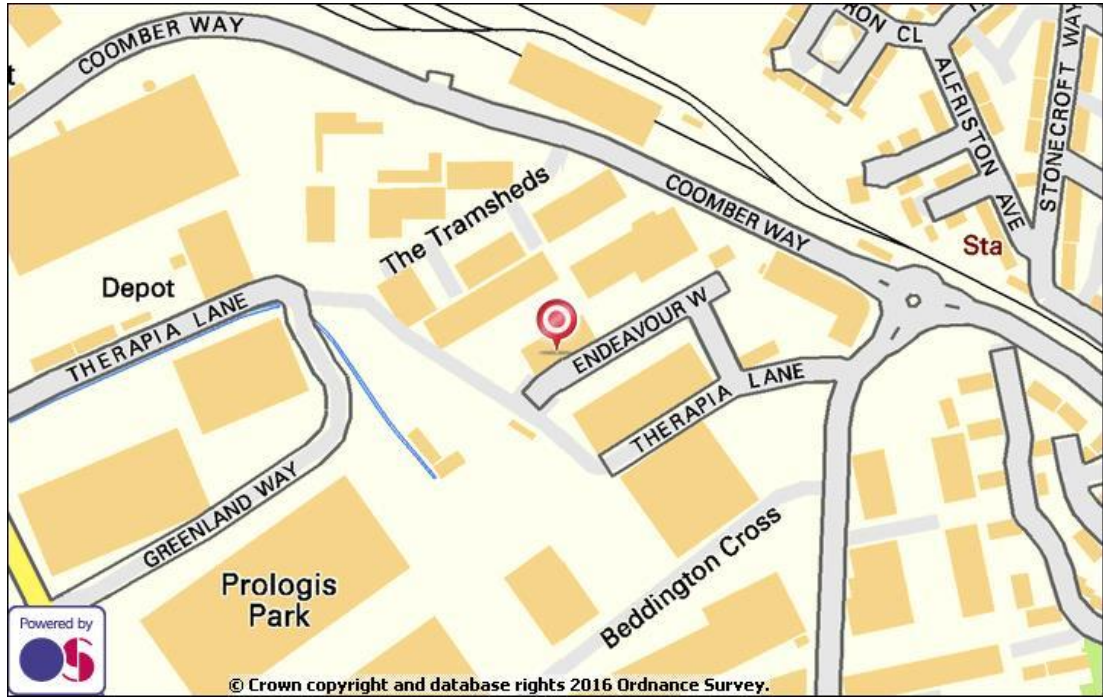
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Code of Practice: Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions or through the web site <http://www.leasebusinesspremise.co.uk>.



## Mid-Day Court 30 Brighton Road Sutton Surrey SM2 5BN

Centro Commercial Limited believe these particulars to be correct. However, measurements are approximate and some details are collected from external sources and cannot be guaranteed. Accordingly, neither Centro Commercial Limited nor the vendor whose agent they are can be liable in respect of any inaccuracy in these particulars or in any other information, written or oral, supplied to the intending purchaser. Any items quoted do not include VAT where applicable.

The property described in these particulars is subject to availability and to formal contract.