

**INDUSTRIAL / WAREHOUSE UNIT – FOR SALE**



## **Industrial / Warehouse Unit**

**Of Interest to Residential Developers & Owner Occupiers**

**33 Milton Avenue, Croydon CR0 2BP**

**12,000 sq.ft. For Sale**

- Purpose-built industrial unit
- Secure Gated Entrance
- Development Potential STP
- Mixed commercial / residential location
- Immediately Available with Vacant Possession

## Location

The property is located on Milton Avenue just off the A222 St James Road / Croydon Road, via Milton Road. The A222 radiates east / west linking Croydon with Elmers End and Beckenham.

The immediate surrounding area comprises a mix of commercial uses and residential. Milton Avenue is a cul-de-sac, with the subject property located at the end of the road. Milton Road is one-way with access from the A222 St James Road.

East Croydon Train Station and Croydon Town Centre are within 15 minutes-walk of the property.

## Description

The property comprises a purpose built industrial / warehouse unit arranged on ground floor with a mezzanine in the main warehouse.

The property is fully steel clad with full height roller shutter door on the front elevation. The property has an eaves height of circa 2.7m (haunch) rising to 7.3m (apex).

Service deliveries and staff / customer parking is at the front of the property accessed through double steel gates.

All vehicles must access the property via Milton Avenue. There is insufficient space within the service yard for HGV's or long vehicles to turn.

## Accommodation

The property is arranged pre-dominantly on ground floor level with a mezzanine in the main warehouse area.

GROUND FLOOR	9,665 sq.ft.
MEZZANINE	2,226 sq.ft.

The above floor areas are approximate gross internal floor areas.

## Amenities

- Self-contained detached unit
- Secure Gated Access
- On-site parking
- Close to Croydon Town Centre
- East Croydon Train Station is within 15 minutes-walk

## Planning

The site has potential for residential development subject to planning.

## Price

Unconditional Offers Only in excess of £1.85M subject to contract only

## Rates

Rateable Value - £69,000

## VAT

VAT is applicable.

## Legal Costs

Each party is to bear their own legal and professional costs.

## EPC

The EPC for this property is Band E.

<b>Band E</b>	<b>116</b>
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## Viewing & Further Information

By prior appointment only.

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