



# TO LET

**SHW**

**INDUSTRIAL AND WAREHOUSE – 22,300 SQ FT (2,071.67 SQ M)**  
Unit B, Croydon Airport Industrial Estate, 16 Lysander Road, Croydon, Surrey, CR0 4RT

**MAKING  
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## Rent | On Application

### DESCRIPTION

A semi-detached industrial unit with an extensive 0.38 acre yard.

The warehouse space benefits from two up and over shutter doors and a minimum height of 4 metres. The office space consists of multiple individual offices, kitchen facilities and both male and female WCs.

### LOCATION

Croydon is located approximately 10 miles to the south of Central London with good access to via the A23 to both Central London and the M23 (junctions 6 and 7).

Imperial Way is located on the Airport Industrial Estate, one of Croydon's main industrial areas which is to the south-west of the town centre, close to the A23.

### ACCOMMODATION (GIA)

	SQ FT	SQ M
Ground Floor Warehouse	19,496	1,811.18
Ground Floor Office	2,804	260.49
<b>TOTAL</b>	<b>22,300</b>	<b>2,071.67</b>
Yard	16,724	1,553.72

### AMENITIES

- Minimum eaves height of 4.0m
- Kitchen
- 2 roller shutter doors
- Male and female WC
- Shower
- Sodium lighting
- Large 0.38 acre yard

### RENT

On application.

### RATES

Rateable value - £132,000 (2017).

### VAT

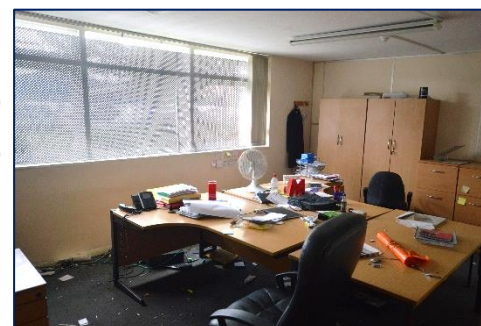
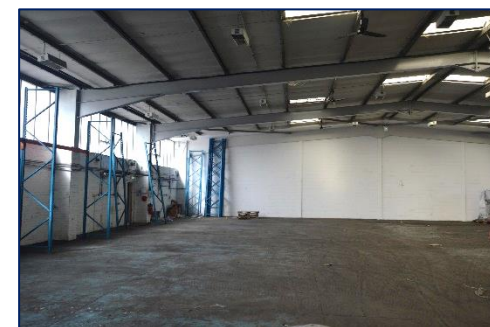
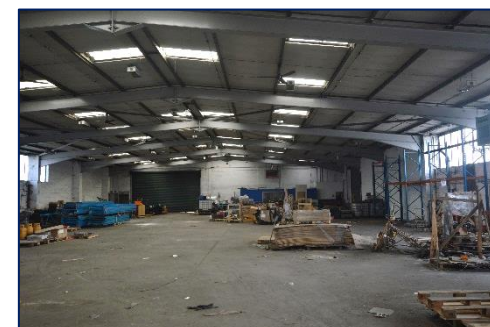
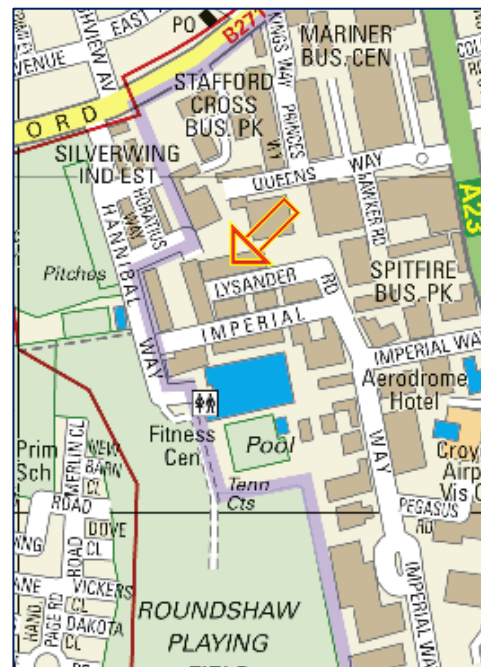
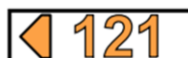
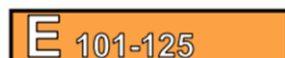
VAT will be chargeable on the quoting terms.

### 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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