

Vale Industrial Park, Streatham

170 Rowan Road, London, SW16 5BN

INDUSTRIAL UNITS TO LET FROM 2,000 SQ FT.



LOCATION

Vale Industrial Park is located on Rowan Road (B272) which connects with Croydon Road (A236) to the south and the A23 to the North. The A23 provides direct access to Central London and the M25 (Junction 7).

Streatham Common and Mitcham Eastfields Railway Stations are both approximately 1 km from the property, providing regular services to Central London.

DESCRIPTION

The estate comprises a number of modern industrial units of steel frame construction with profile clad elevations. Each unit benefits from full height ground floor warehouse space with fitted first floor offices.

KEY BENEFITS

- Electric roller shutter loading door
- Three phase power
- Eaves height of 7m rising to 8.95m
- Allocated parking
- Gas supply
- 1st floor offices
- Close proximity to major road networks

CONTACTS

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CBRE

SUBJECT TO CONTRACT – December 2019

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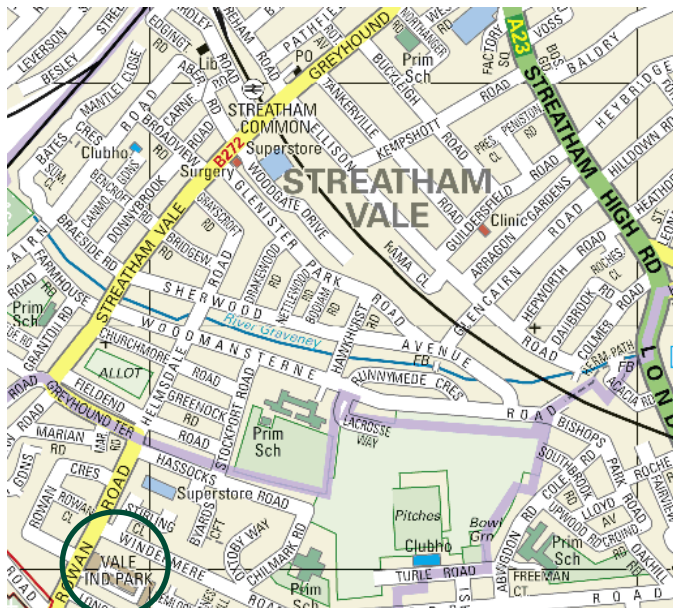
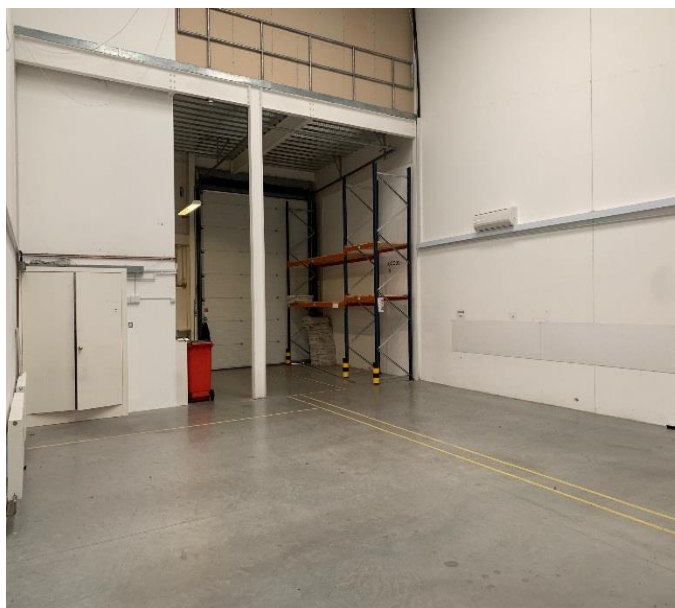
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BUILDING ACCOMMODATION

UNIT 12

	SQ M	SQ FT
GF Warehouse	143.07	1,540
FF Office	47.47	511
TOTAL	190.54	2,051

*Subject to final measurement

UNIT 25

	SQ M	SQ FT
GF Warehouse	140.28	1,510
FF Office	47.38	510
TOTAL	187.66	2,020

TENURE

The subject properties are available to let on a new FRI lease for a term to be agreed.

RENT

Unit 12 - £34,000 per annum exclusive.

Unit 25 - £34,000 per annum exclusive.

EPC

Available upon request.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the sole letting agents.

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