

WAREHOUSE TO LET

**Mann
Smith**
CHARTERED SURVEYORS

Unit 10, Commerce Park, Croydon, CR0 4YL



- New flexible lease direct from the landlord
- Secure yard for up to 14 car parking spaces
- Excellent connectivity to M25
- First floor office accommodation

Mann Smith Chartered Surveyors
6 Heddons Street | London | W1B 4BT

0207 839 8989

Misrepresentation Act 1967

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof.
The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.

Location

Commerce Park is accessed via 19 Commerce Way, off Purely Way (A23) which runs west of Croydon town centre towards Central London, approximately 12 miles north. Junction 7 of the M25 is approximately 6 miles south.

Description

The premises comprises a warehouse unit, constructed c. 2005, with office accommodation on the first floor and a front yard. The office has raised floors, carpet and suspended ceilings with Cat 2 lighting. The warehouse is column-free, with 7.5m clear height to the underside of the haunch, 3 phase power and 1 electric roller shutter. The secure yard has up to 14 car parking spaces.

Floor Area

Warehouse	7,713 sf. (716.82 sq. m.)
Office	998 sf. (92.75 sq. m.)
Total	8,711 sq. ft. (809.57 sq. m.)

Term

A new flexible FRI lease direct from the landlord.

Rent

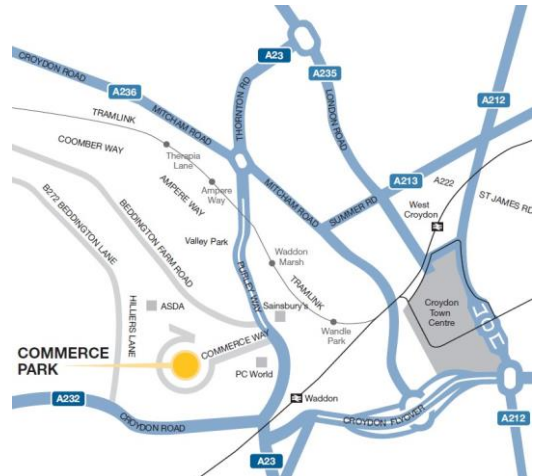
£135,000 per annum exclusive (£15.50 per sq. ft.)

Business Rates

£23,800 per annum, approximately

EPC

Energy rating D (86)



Viewings strictly by appointment with sole agents, Mann Smith:

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