



INDUSTRIAL UNIT TO LET

HS HUGGINS STUART
EDWARDS

42b Gloucester Road, Croydon, CR0 2DA
2,850 SQFT 264.77 SQM

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Approx 2,850 sqft (264.77 sqm)

DESCRIPTION

Opportunity to occupy an industrial warehouse unit on a short-term basis. The property benefits from a two loading doors, 3-phase electricity, concrete flooring, W.Cs and a mezzanine providing additional ancillary office/storage space.

GIA	2,609 sqft	242.43 sqm
Mezzanine	241 sqft	22.34 sqm
TOTAL	2,850 sqft	264.77 sqm

RENT

£28,500 per annum exclusive.

LEASE

The property is available by way of a new one year lease which is to exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II. Consideration will be given to a longer term if desired.

LOCATION

Situated on Gloucester Road, close to the junction with Lower Addiscombe Road. The property is approximately 15 minutes walk from East Croydon Station & central Croydon. Other industrial and trade occupiers are in close proximity.

The A23 (Purley Way) is less than 2 miles from the property and connects Croydon with London to the North and the M23 & M25 to the South.

RATES

Rateable value: £19,750 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.9p in the £ (2020/21).

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

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DATE

March 2021

FOLIO NUMBER

30038(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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