



LIGHT INDUSTRIAL - TO LET

HS HUGGINS STUART
E EDWARDS

Rear of 217 – 219 Davidson Road, Croydon CR0 6DP
£72,000 PER ANNUM

Rear of 217-219 Davidson Road, CR0 6DP

TO LET

Approx 5,475 sqft (508.63 sqm)

DESCRIPTION

Modern light industrial joinery works with extensive yard situated at the rear of Davidson Road with the driveway between the two residential properties providing access. The property benefits from electric roller shutter doors to both front and rear elevations, male and female toilets, offices at first floor level, fluorescent lighting, three phase power and outside lighting.

Unit	5,475 sqft	508.63 sqm
First Floor	388 sqft	36.05 sq m
Yard	7,495 sqft	696.29 sqm

RENT

£72,000 per annum exclusive, plus VAT.

LEASE

The premises are available on a new full repairing and insuring lease for a period of years to be agreed incorporating 5 yearly upward only rent reviews.

LOCATION

Situated immediately behind terraced housing in Davidson Road and Lower Addiscombe Road (A222).

Bus services can be found in Davidson Road (Route 410)

Croydon town centre is approximately one mile to the south with its extensive shopping, leisure and recreational facilities. The M23/M25 motorways lie just to the south of the borough providing access to the motorway network, Gatwick and Heathrow airports.

RATES

Rateable value: £32,500 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.1p in the £ (2019/20)

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Croydon Office
102- 104 High Street, Croydon, CR9 1TN
T: 020 8688 8313
E: croydon@hsedwards.co.uk

DATE

January 2020

FOLIO NUMBER

171953 CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

APEX HOUSE
10 WEST STREET
EPSOM
KT18 7RG
01372 740555

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: Apex House, 10 West Street, Epsom, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Huggins Stuart Edwards Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Stuart Edwards Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.

www.hsedwards.co.uk

