



**SHW**

**MAKING  
PROPERTY  
WORK**

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**TO LET**

**OPEN STORAGE YARD – 13,500 SQ FT (0.31 ACRES)**

**Unit 2 Station Approach, London Road, Hackbridge, SM6 7BJ**

**DESCRIPTION**

The yard comprising hard standing which is fenced and gated.

**LOCATION**

Unit 2 Station Approach is located approximately 10.5 miles south of Central London and approximately 3 miles east of Croydon.

The property is situated directly next to Hackbridge Rail Station, just off the A237. Hackbridge Rail Station is within 25 minutes of London Victoria and one stop away from tram services to Wimbledon and East Croydon. Located close to the A23, nearby road networks provide good access to both Central London and the M23/M25 motorway network to the south.

Neighbouring tenants include Practical Car & Van Rental.

**ACCOMMODATION**

	SQ FT	SQ M
<b>Yard (0.31 acres)</b>	<b>13,500</b>	<b>1,254.18</b>

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.



**AMENITIES/OPPORTUNITY**

- Located directly next to Hackbridge Rail Station
- The current buildings will be demolished prior to occupation
- Secure yard with lockable gates
- Fully concreted and hard standing
- Flat yard space

**RENT**

£75,000 per annum

**TERM**

A new lease to be granted for a 12 month term certain with rolling break clauses thereafter.

**VAT**

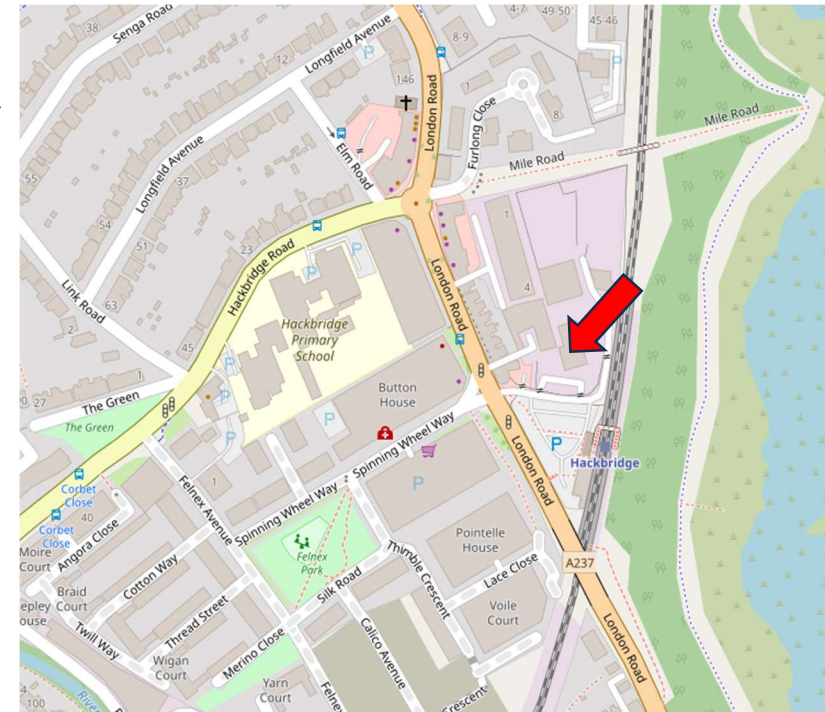
VAT will be chargeable on the terms quoted

**EPC**

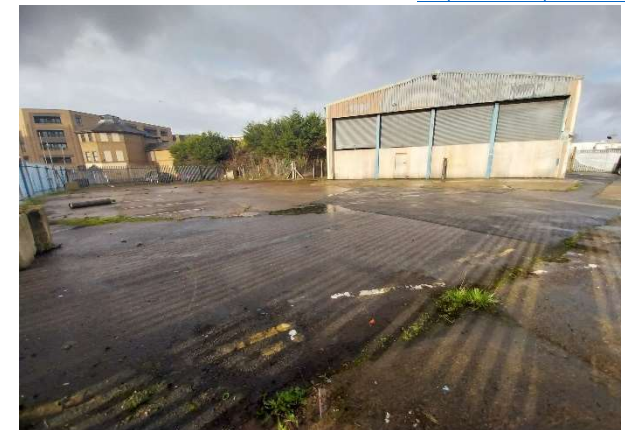
An EPC is not required for an open storage site.

**RATES**

It is based on a building being in situ and will therefore need to be reassessed.



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