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TO LET

CAR REPAIR/WAREHOUSE – 3,179 SQ FT (295.34 SQ M)

Unit 6 Twin Bridges Business Park, 232 Selston Road, South Croydon, CR2 6PL

DESCRIPTION

The premises comprises of a corrugated iron warehouse with a pitched roof. The unit has previously been used for motor trade.

The unit includes 3 loading doors, dedicated office space and has parking for up to 11 cars. In its current configuration, the warehouse is split into three sections.

LOCATION

The unit is located on the Twin Bridge Business Park off the B275 Selsdon Road which connects to the A235. The A235 provides access to Central London, approximately 12 miles to the north and the M23/M25 motorways, approximately 6 miles to the south. South Croydon and Sanderstead train stations are within a short walking distance providing links to East Croydon and London Bridge/ London Victoria.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor Warehouse	2,913	270.63
Mezzanine	126	11.71
Office	140	13.01
TOTAL	3,179	295.34
Spray booth	351	32.61

Approximate gross internal areas.

AMENITIES

- Flexible lease available
- To be refurbished
- Secure estate
- Eaves height of 4.24m
- 3 loading doors
- Three-phase electricity
- Parking for 11 cars
- Vehicle Spray booth
- WC facilities
- Dedicated office space
- Suitable for car repair

RENT

£45,000 per annum.

RATES

Rateable Value - £18,750 (2023).

VAT

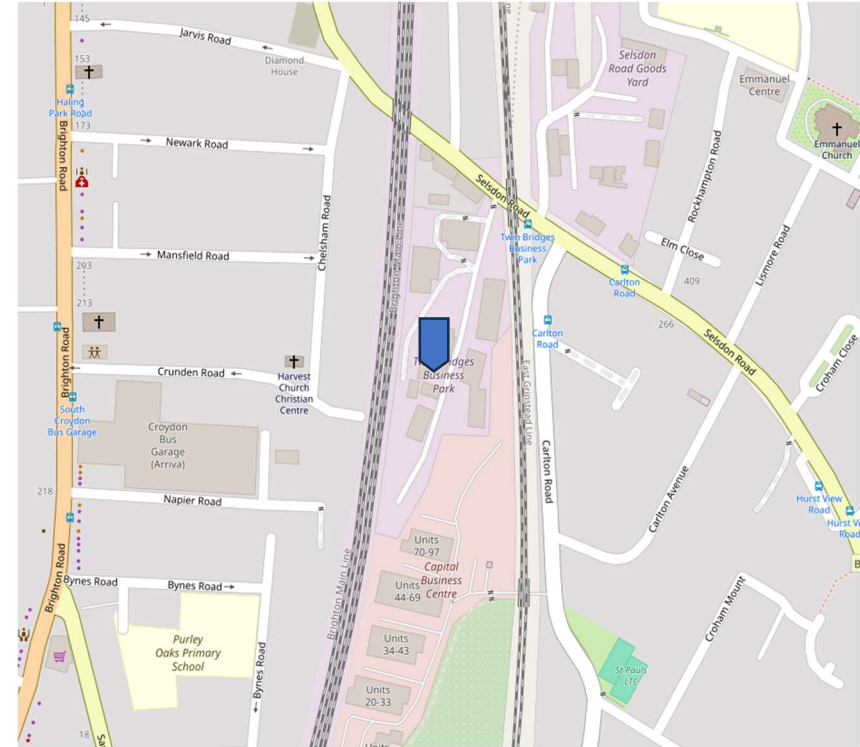
VAT will be chargeable on the terms quoted.

LEGAL COSTS

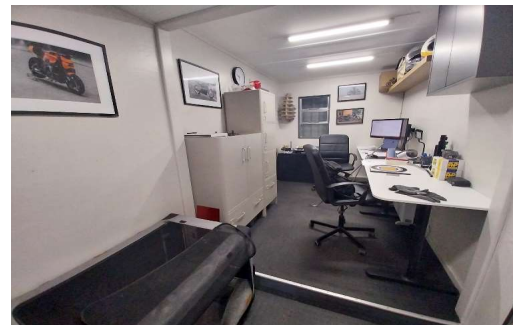
Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.



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