

## INDUSTRIAL WAREHOUSE - TO LET

- 2,804 Sq Ft (260.49 Sq M)
- £63,500 per annum exclusive

Unit 21, Vale Industrial Park, 170 Rowan Road, Streatham, London SW16 5BN



## Key Features

- Roller shutter loading door
- New LED lighting throughout
- Carpeted offices
- Suspended ceilings to offices
- Perimeter trunking to offices
- On-site allocated parking
- Ladies/gents WC facilities

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.



## Description

The premises comprise an end-of-terrace industrial unit with ground-floor warehouse and first-floor office space.

## Location

Vale Industrial Estate is situated on the eastern side of Rowan Road (B272) which connects with the A23 to the north which links Central London to the M25 (Junction 7) and the A236 Croydon Road to the south.

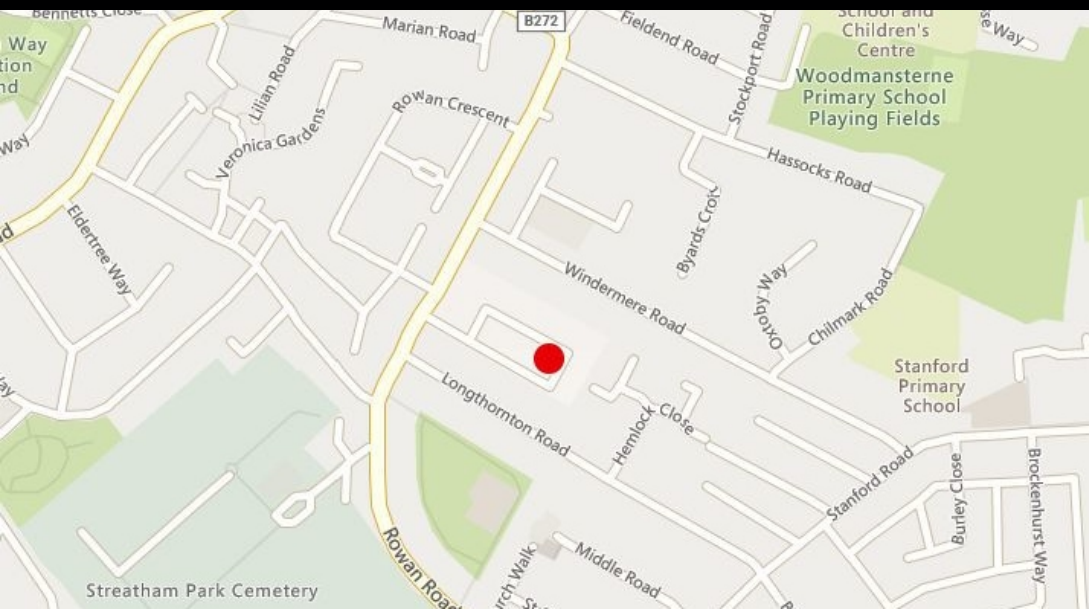
The site is located within the London Borough of Merton approximately 5km (3 miles) north of Croydon. The scheme is ideally located for access to Croydon, Central London and the M25. Streatham Common railway station lies within 1km.

## Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Ground Floor Warehouse	2,097	194.81
First Floor Office	707	65.68
<b>Total Gross Internal Floor Area</b>	<b>2,804 Sq Ft</b>	<b>260.49 Sq M</b>

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.



## Terms

The premises are available to let on a new Full Repairing and Insuring Lease for a term to be agreed.

## Rent

The commencing rental is £63,500 per annum exclusive.

## Rates

According to the Government website the property has a 2023 Rateable Value of £37,000. Therefore, the rates payable for the current financial year for 2023-2024 are £18,463.

NB: The rates actually payable may be subject to transitional relief.

## VAT

The property has been elected for VAT.

## EPC

The EPC rating for this property is E (109).

## Legal Costs

Each party is to be responsible for their own costs in this transaction.

## Viewing

Strictly by appointment through Joint Sole Agents:



**Morgan Pérez**

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