

**MAKING  
PROPERTY  
WORK**

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**TO LET**

**COMMERCIAL UNIT SUITABLE FOR EDUCATION, NURSERY, MEDICAL AND  
COMMUNITY USES – 3,472 SQ FT (322.55 SQ M)**

**45-49 Gladstone Road, Croydon, Surrey, CR0 2BQ**



**DESCRIPTION**

The property comprises a two storey industrial unit of brick construction under a flat roof. The property is arranged over two floors consisting of ground-floor warehouse and first-floor office, together with WC and kitchen facilities. Access is via a pedestrian entrance and roller shutter loading door at the front of the property. The unit benefits from 4 car parking spaces to the front of the property and an additional securely gated rear yard accessed to the side providing further parking. The property will be fully vacated and cleared prior to letting.

**LOCATION**

Situated within an established industrial area, the property is accessible via Gloucester Road and Sydenham Road, both connecting to the A222 and A213. The property is located approximately 0.8 miles north of East Croydon Railway Station and 0.6 miles south of Selhurst Railway Station offering direct links to both London and the South East.

**ACCOMMODATION**

	SQ FT	SQ M
Ground Floor Warehouse	1,731	160.81
1 <sup>st</sup> Floor Office	1,741	161.74
<b>TOTAL</b>	<b>3,472</b>	<b>322.55</b>
Rear Yard	1,496	138.98

Approximate gross internal areas.

**AMENITIES**

- Well suited to educational, nursery and medical uses
- Roller shutter loading access
- Three phase electricity
- LED lighting
- First floor office space
- WC facilities
- Kitchenette facilities
- Secure, gated rear yard
- Loading / parking area to the front

**RENT**

£40,000 per annum exclusive.

**RATES**

Rateable value - £36,500 (2023).

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

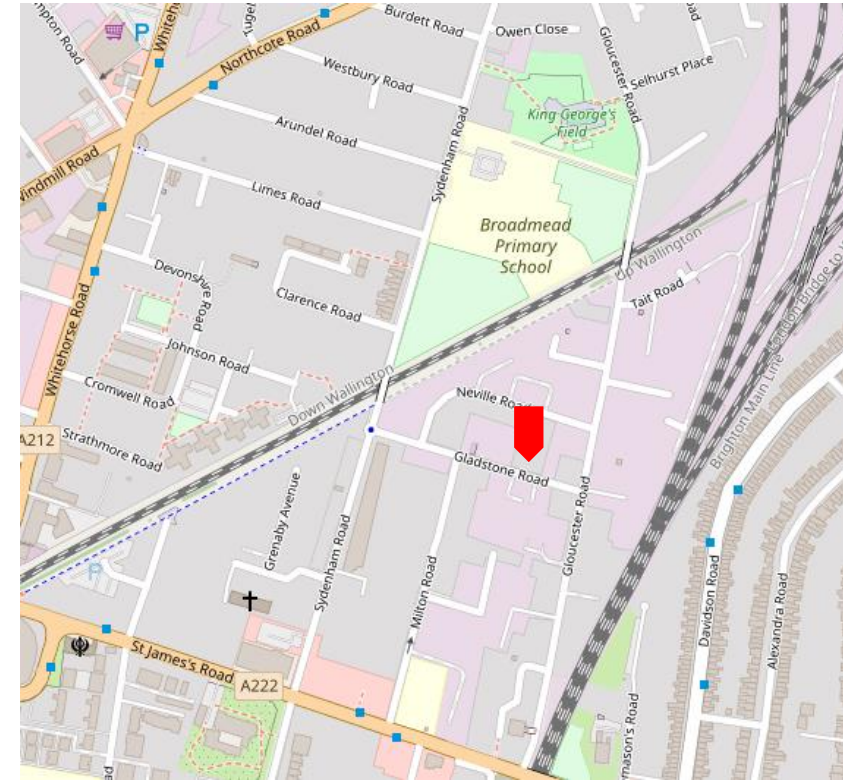
Each party is to be responsible for their own legal fees.

**EPC**

The property has an EPC rating of C-64.

**VIDEO LINK**

[https://youtu.be/9HRDK6y\\_bdE](https://youtu.be/9HRDK6y_bdE)



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**VIEWINGS – 020 8662 2700**

Alex Bond t: 020 8662 2730  
 Charlie Mckechnie t: 020 8662 2737

e: abond@shw.co.uk  
 e: cmckechnie@shw.co.uk



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