

**MAKING
PROPERTY
WORK**

SHW

SHW.CO.UK

61 IMPERIAL
WAY

TO LET

INDUSTRIAL AND WAREHOUSE – 14,918 SQ FT (1,385.88 SQ M)

61 Imperial Way, Croydon, Surrey, CR0 4RR

DESCRIPTION

The property comprises the ground floor of a detached warehouse, constructed of metal profile cladding and brick elevations. The unit benefits from a roller shutter loading door and parking to the rear.

LOCATION

Croydon is located approximately 10 miles to the south of Central London with good access via the A23 to both Central London and the M25 (Junctions 6 & 7). Imperial Way is located on the Airport Industrial Estate, one of Croydon's main industrial areas which is to the south-west of the town centre, close to the A23.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor Warehouse	7,421	689.41
First Floor Office	7,497	696.47
TOTAL	14,918	1,385.88

Approximate gross internal areas.

AMENITIES

- Securely fenced and gated yard
- Detached industrial warehouse
- 3 Phase power
- Roller shutter loading door
- Kitchen area
- Carpeted office with suspended ceilings

RENT

From £7.50 per sqft

LEASE TERMS

A new lease is available on terms to be agreed.

RATES

The rateable value for the ground floor area is £79,000 (2023).
The rateable value for the first floor area is £54,500 (2023).

VAT

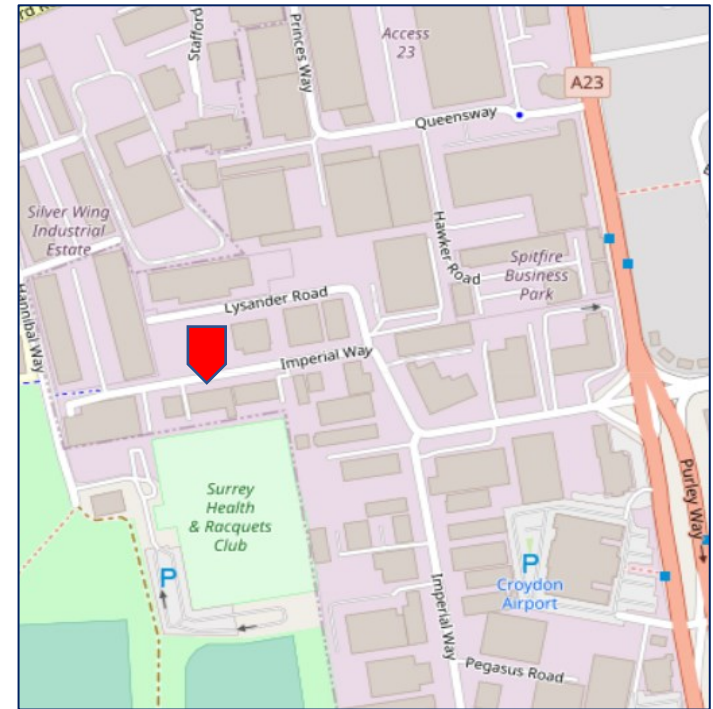
The property is not VAT registered.

LEGAL COSTS

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

EPC

The property has an EPC rating of B.



© OpenStreetMap contributors



VIEWINGS – 020 8662 2700

Charlie Mckechnie t: 020 8662 2737
Alex Gale t: 020 8662 2704
G & P Property t: 01883 723888

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



twitter - @SHWProperty
LinkedIn - SHW Property
Instagram – SHW Property

**MAKING
PROPERTY
WORK**