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FOR SALE

INDUSTRIAL AND WAREHOUSE – 1,605 SQ FT (149.11 SQ M)

Unit 27 Tait Road Industrial Estate, Tait Road, Croydon, CR0 2DP

DESCRIPTION

The property comprises an end-of-terrace industrial unit of steel portal frame construction under a pitched roof with brick clad elevations.

The unit is accessed via roller shutter loading doors to the front and rear and a separate pedestrian door. There are 8 allocated car parking spaces plus an area for loading.

LOCATION

Tait Road Industrial Estate is located on Tait Road in Croydon. It is accessed via Gloucester Road which in turn connects to Lower Addiscombe Road (A222). The property is approximately 0.9 miles North of Croydon Town Centre and 9 miles South of Central London.

Selhurst Railway Station is approximately 0.5 miles North of the property, providing train links to East Croydon, London Victoria and Milton Keynes Central. East Croydon Railway Station is approximately 0.6 miles south of the property providing direct links to London and the South East.

ACCOMMODATION

Ground Floor Warehouse	997	92.59
Mezzanine Office / Storage	608	56.52
TOTAL	1,605	149.11

Approximate gross internal areas.

AMENITIES

- Rare freehold opportunity
- Eaves height of 5.33m
- Three loading doors
- 8 on-site car parking spaces
- Kitchenette
- Three phase electricity
- Generous loading area
- WC facilities

PRICE

£415,000.

RATES

Rateable value - £23,500 (2023).

VAT

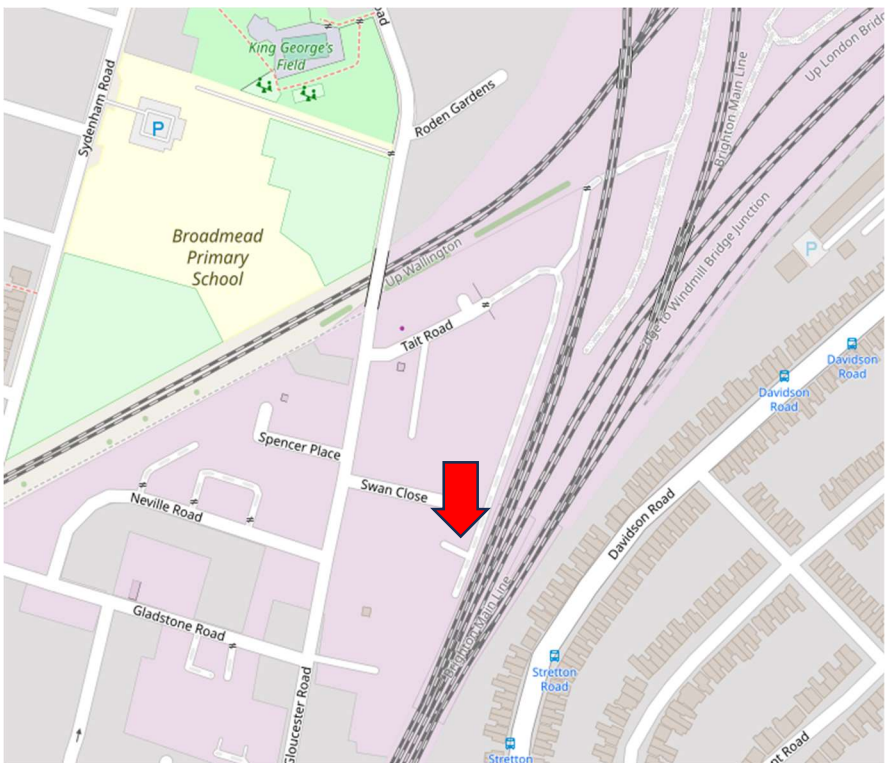
The property is not elected for VAT.

LEGAL COSTS

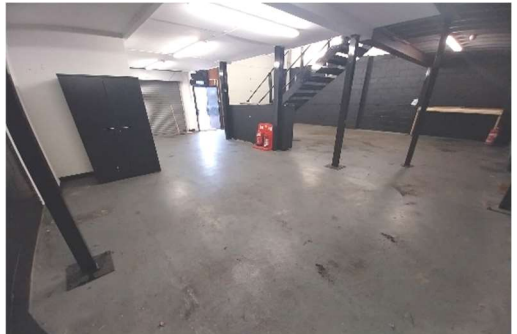
Each party is to be responsible for their own legal fees

EPC

The property has an EPC rating of D.



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