



LIGHT INDUSTRIAL UNIT - TO LET

- 2,920 Sq Ft (271.27 Sq M)
- £54,000 per annum exclusive

Key Features

- Two Roller shutter doors
- 3 Phase power
- CCTV
- CCTV
- 24 hour gated security
- Roof Lights
- Energy Efficient Lighting
- Allocated Parking
- Kitchenette
- 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

Sutton Business Park offers a range of light industrial warehouse buildings and office/studio accommodation.

The Estate contains industrial units at ground and upper floor levels ranging in size from 100 sq ft to 11,500 sq ft, and benefits from 24 hour security, CCTV and an on-site management and facilities team.

Location

Sutton Business Park is conveniently located midway between Sutton and Croydon town centres, and less than 10 miles from Charing Cross. The Estate benefits from excellent access into central London and the M23/M25 motorways.

Hackbridge BR Station is in close proximity and provides regular services to London Victoria (20 minutes).

Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Ground Floor Industrial	2,920	271.27
Total Gross Internal Floor Area	2,920 Sq Ft	271.27 Sq M

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 unit is available on a new Full Repairing and Insuring Lease for a term to be agreed.

Rent

£54,000 per annum exclusive

VAT

The property has been elected for VAT.

Virtual Tour

[Click here](#)

EPC

The EPC has been applied for and will be available shortly.

Service Charge

Details upon application

Legal Costs

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

Viewing

Strictly by appointment through Sole Agents:



Morgan Pérez
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Paul Harwood
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