



SELF-CONTAINED

3, 154 sq. ft. - 6,480 sq. ft.

Unit 4 & 4A
232 Selsdon Road
South Croydon
CR2 6PL

£10.00 per sq. ft.

Class E use

- * New sub lease until July 2025
- * Situated in walking distance of South Croydon Station
- * Allocated parking space
- * 2 x full height loading door
- * Warehouse with mezzanine floor providing additional storage/ office space
- * Male and female toilet facilities

INDUSTRIAL SPACE TO LET


MEDWAY & LAW
CHARTERED SURVEYORS
0207 043 0111

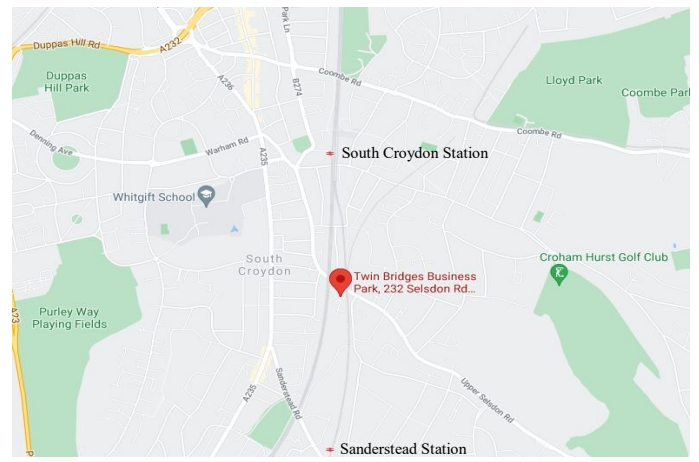
Misrepresentation Act 1967

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is no way guaranteed

OVERVIEW

Location

232 Selston Road is situated on the south side of Croydon, it is within a short walking distance less than 500 metres to South Croydon station. There are good road communications with central London. Sanderstead mainline railway station is also within walking distance, providing services into London Victoria, East Croydon, Clapham Junction and East Grinstead. There are also buses serving the area, located on Brighton Road



Description

The property consists of two interlinked warehouse units which are accessed via roller shutter doors at each end of the building. The warehouse benefits from an eaves height of 6.2m increasing up to 7m at highest point. Part of the warehouse has been fitted out with a mezzanine floor, which is currently being used for storage and for offices. The property can potentially be let together or as two separate units. If required the mezzanine could be removed to provide high level storage through out (depending in tenants preference).



Amenities

- * Toilets
- * Kitchenette
- * Air conditioning
- * Allocated parking
- * 6m height loading door



Unit 4 Size:

Ground Floor	1,793 Sq ft (166 sq m)
Mezzanine Floor	1,365 Sq ft (127 sq m)
Total	3,154 Sq ft (293 sq m)

Unit 4A Size:

Ground Floor	2,476 Sq ft (230 sq m)
Mezzanine Floor	888 Sq ft (83 sq m)
Total	3,364 Sq ft (312 sq m)

Grand Total: 6,518 Sq ft (605 m)

Lease

New sub lease is available until July 2025

Business Rates

To be confirmed

Rent

£65,000 per annum



Viewings strictly by appointment with sole agents, Medway & Law :



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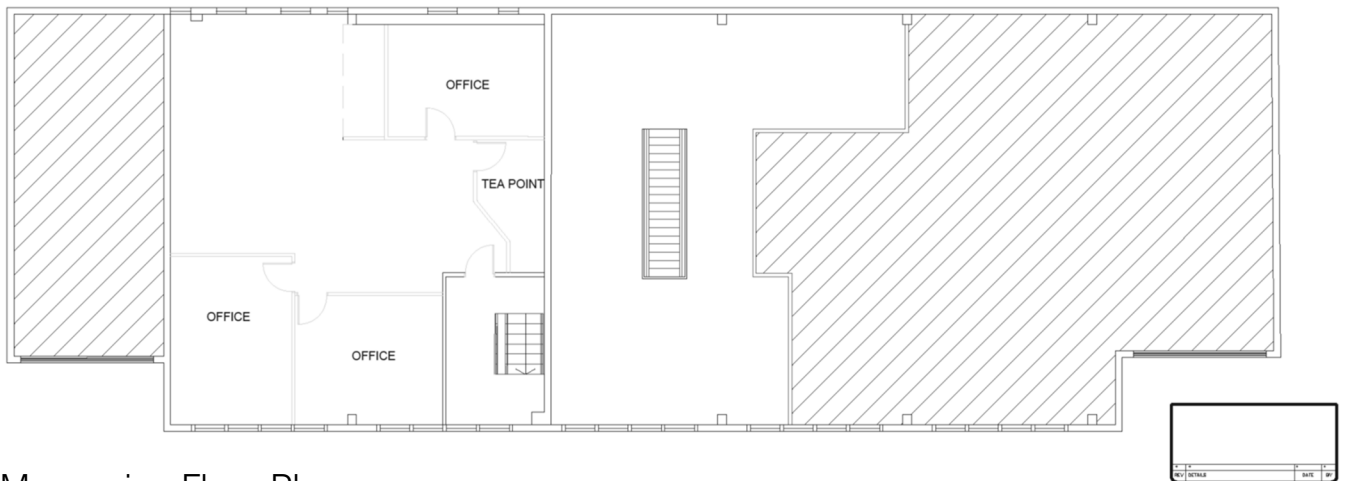


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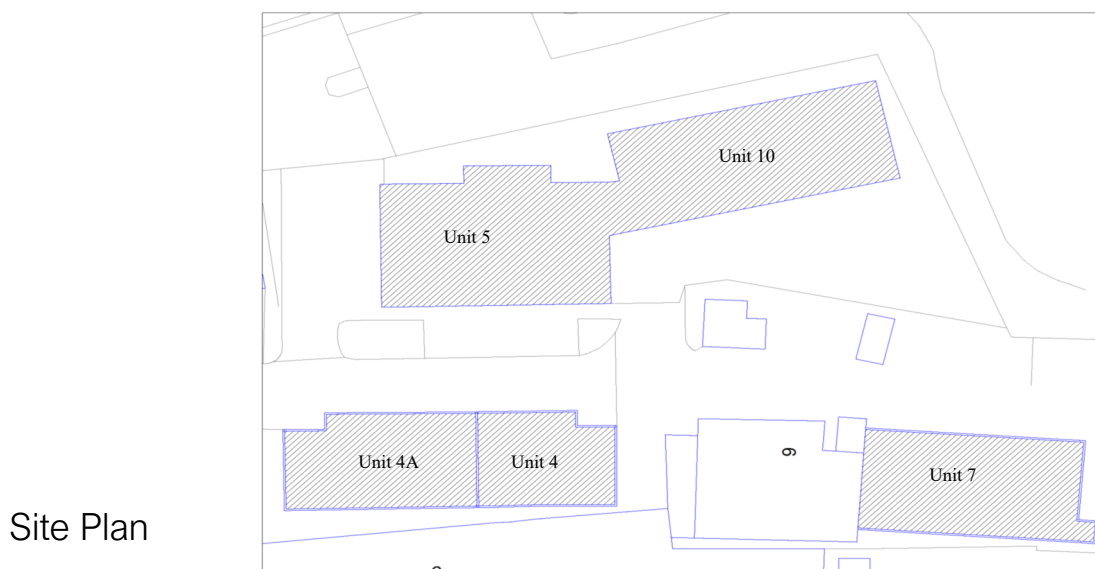
Floor Plans



Ground Floor Plan



Mezzanine Floor Plan



Site Plan



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