



LIGHT INDUSTRIAL PREMISES - TO LET

- 1,246 - 2,496 Sq Ft
- Rent On Application

Key Features

- To be refurbished
- Roller shutter loading door to each unit
- Eaves height 4.0m
- Three phase power
- WC facilities
- 2 demised parking spaces to each unit

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

The premises comprise an end-of-terrace unit of steel frame construction with blockwork walls under a pitched roof with glazed front elevation.

Location

The premises are located on Connaught Business Centre on the well established Willow Lane Industrial Estate, approximately 9 miles south of Central London and 4 miles north of Croydon.

The A217 is approximately 1.5 miles to the west, providing swift access to the M25 (Jct 8) and the M23.

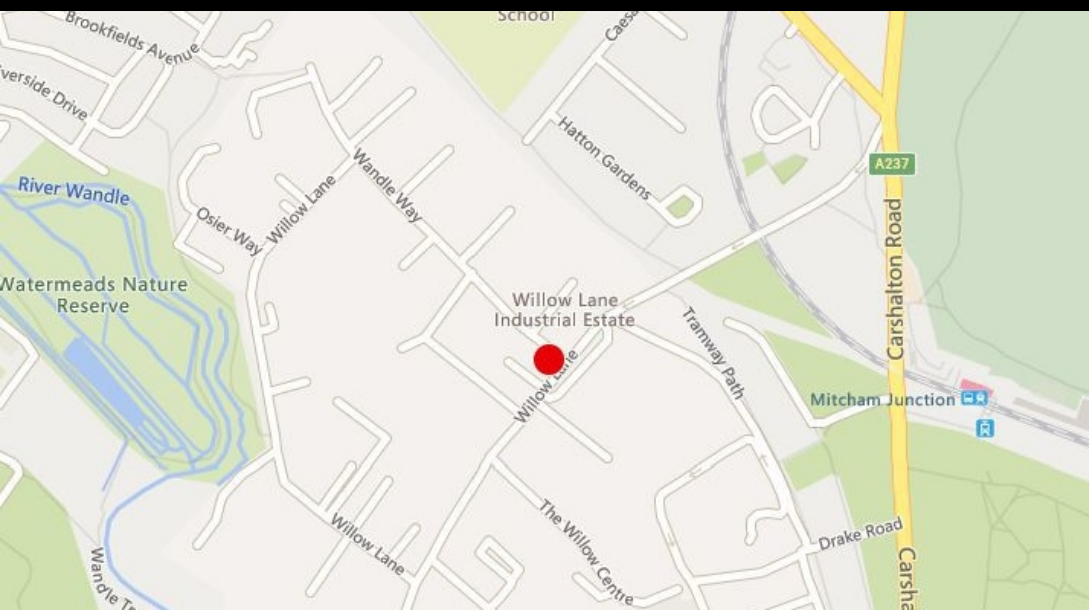
Mitcham Junction BR Station is 0.3 miles from the property, providing regular National Rail services to Central London, Epsom and Sutton.

Accommodation

The premises have the following approximate floor areas, and are available either individually, or in combination.

Area	Sq Ft	Sq M
Unit A1 - Ground Floor	1,246	115.75
Unit A2 - Ground Floor	1,250	116.12
Total Gross Internal Floor Area	2,496 Sq Ft	231.88 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 premises are available to let on a new Full Repairing and Insuring Lease for a term to be agreed. Units A1 and A2 can be taken individually, or in combination.

Rent

On Application

VAT

The property has been elected for VAT.

EPC

The current EPC rating for this property is "D" (93). Anticipated rating after refurbishment is "B".

Service Charge

The current Service Charge for Unit A1 is £3,109.13 per annum exclusive.

Insurance

Currently £490.76 per annum for Unit A1.

Legal Costs

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

Viewing

Strictly by appointment through Sole Agents:



Morgan Pérez

morganperez@centro.plc.uk
020 8401 1000

Paul Harwood

paulharwood@centro.plc.uk
020 8401 1000

