



MODERN INDUSTRIAL WAREHOUSE - FOR SALE OR TO LET

- 5,930 Sq Ft (550.90 Sq M)
- £1,100,000 Freehold, or
- £82,500 per annum exclusive

Key Features

- Roller shutter door
- Ground floor clear internal height of 8m
- Floor loading 50Kn/m²
- Three phase power
- Fully fitted first floor offices
- WC facilities
- Demised car parking spaces

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 a modern steel frame end of terrace industrial building, with profile clad elevations beneath a pitched roof.

Location

Valley Point Industrial Estate is located between Stirling Way and Brazil Close, at the north eastern end of Beddington Farm Road, close to its junction with Coomber Way, in the heart of Croydon's main Purley Way industrial area. Valley Point is conveniently served by Croydon's Tramlink system - Line 1 with a regular service every 10 minutes between Wimbledon and Elmers End via Central Croydon.

Junction 7 of the M25 Motorway is only 7 miles to the south via the A23 Purley Way, affording easy access to Gatwick Airport, the Channel Ports and Channel Tunnel. Central London is approximately 12 miles to the north.

Accommodation

The premises have the following approximate floor areas.

Internal Area	Sq Ft	Sq M
Ground Floor Warehouse	4,467	414.99
Mezzanine Floor	1,463	135.91
Total Gross Internal Floor Area	5,930 Sq Ft	550.90 Sq M

External Area	Sq Ft	Sq M
Forecourt / Yard	3,412	316.97

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 either available to let on a new Full Repairing and Insuring Lease for a term to be agreed, or to purchase Freehold with full vacant possession.

Price

We are instructed to seek £1,100,000 for the Freehold interest.

Rent

The commencing rental is £82,500 per annum exclusive.

VAT

The premises have been elected for VAT.

Rates

According to the Government website the property has a 2023 Rateable Value of £69,500. Therefore, the rates payable for the current financial year for 2024-2025 are £37,947. NB: The rates actually payable may be subject to transitional relief.

EPC

The EPC rating for this property is D (78).

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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