



Unit 1, Hampton Road Industrial Park, Hampton Road, Croydon, Surrey, CR0 2XJ

Rarely available warehouse/light industrial unit with its own dedicated yard available to let under a new lease

020 8681 2000 | info@hnfproperty.com



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Unit 1, Hampton Road Industrial Park, Hampton Road, Croydon, Surrey, CR0 2XJ. Rent £39,500 p.a.x.

LOCATION: -

The property is situated fronting Hampton Road immediately adjoining a Travis Perkins builders merchants and forming part of a popular local industrial estate. The property front Hampton Road, which is a no through road accessed at the junction of Whitehorse Road, Northcote Road and Windmill Road to the north of Croydon Town Centre. The property shares the location with a mixture of commercial and residential property, but Hampton Road also provides access to the Croydon Halfords, is easily accessible for central Croydon. There are good road links north towards London via Thornton Heath and south to the motorway network via the A23 and the property is ideally positioned for servicing Croydon and wider areas.

DESCRIPTION: -

The property comprises and end of terrace light industrial/warehouse unit, most recently used as a wine warehouse but considered suitable for a variety of operators. The property has double

doors onto Hampton Road itself, but a full roller shutter over 3.5m wide onto its own dedicated gated yard, a great rarity. The property has good eaves heights and some mezzanine storage, together with ground floor offices and plentiful WC facilities. The property has solid floors, 3-phase power and had a gas heating system installed, which could be reinstated subject to test and the recommissioning of gas. There is reasonable natural light via windows and rooflights and the offices to the rear have windows also.

ACCOMMODATION:-

Gross overall floor area	254.82m ² (2,745ft ² approx.)
incorporating warehousing, offices, stores & WCs.	
Mezzanine storage	74m ² (800ft ² approx.)
Access via a staircase but with some restricted height and roof trusses intruding.	
Dedicated yard	150m ² approx. (1,615ft ² approx.) with vehicular access via double gates.



TENURE: -

The property is offered by way of a new lease for a term of up to 10 years.

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Viewings by prior arrangement - call our team for more information

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RENT: -

An initial rent of £39,500 pax is sought.

USE/PLANNING: -

We understand the property has most recently been used as a wine warehouse but is believed to be suitable for uses within Class B8 (warehouse) and B1 (light industrial) of the Town & Country Planning (Use Classes) Order.

BUSINESS RATES: -

The property has a rateable value of T.B.A
Interested parties should contact the local authority to confirm the rates PAYABLE.

www.tax.service.gov.uk/business-rates-find/search



EPC RATING: -

The property has an Energy Performance Certificate rating of 186 within Band G Rating.

VAT: -

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

VIEWINGS: -

Viewings by prior arrangement – please telephone 0208 681 2000.

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