



# 19A Junction Road, South Croydon

Self-contained warehouse / workshop to let.

020 8681 2000

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# 19A Junction Road, South Croydon, Surrey, CR2 6RA

## £35,000 Per Annum Exclusive

**LOCATION:** - The property is located fronting Junction Road which is a one-way link road between the B275 Selsdon Road and the A235 Brighton Road in South Croydon. The property is a short distance from South Croydon overground station and numerous bus routes service Brighton Road and other nearby routes. The property therefore has good vehicular access to surrounding areas and the property is also within walking distance of the local facilities provided by South Croydon.

**DESCRIPTION:** - The property comprises a fully self-contained warehouse/workshop premises considered suitable for a variety of operations. The property has solid floors, reasonably good natural light and roller shutter access some 4.5m wide and 3.7m high. There is a first-floor ancillary storage area and internal WC facilities. There is a small yard to the front of the roller shutter enabling loading and unloading to take place.

### **ACCOMMODATION:**

Ground floor	235m <sup>2</sup> (2,550ft <sup>2</sup> ) approx.
First floor	46m <sup>2</sup> (495ft <sup>2</sup> ) approx.
Total	3,045ft <sup>2</sup> approx.

### **Externally**

Yard to the front for loading and unloading.

**USE/PLANNING:** - We understand the property currently within Class B8 (storage/distribution) and is considered suitable for a variety of uses including some workshop purposes. Alternative uses may be considered subject to any necessary consents.

**TENURE:** - The property is to be offered by way of a new lease, the length of which is to be negotiated.

**RENT:** - An initial rent of £35,000 (thirty-five thousand pounds) per annum exclusive is sought.

**BUSINESS RATES:** - The property has a ratable value of £22,000. Interested parties should contact the local authority to confirm the rates PAYABLE. [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** - An EPC has been commissioned and reported as a D94.

**VAT:** - All capital figures quoted are exclusive of VAT.

**VIEWINGS:** - Viewings by prior arrangement – please telephone 0208 681 2000.

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Viewings by prior arrangement - call our team for more information.

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