

5 Endeavour Way, Croydon, Surrey, CR0 4TR

A single-story light industrial unit with roller shutter access and an external yard to let under a new lease.

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5 Endeavour Way, Croydon, Surrey, CR0 4TR
£40,000 Per Annum Exclusive

LOCATION: - The property is situated on the popular Beddington trading estate located halfway between Purley Way the A23 yellow and Beddington Lane.

It is fairly well placed for access to Therapia lane tram station and has good access to both London the M25 orbital route and route beyond.

DESCRIPTION: - The property comprises a single story light industrial unit with an internal eaves height of 5.7m (8ft). There is an external yard to the front of the property and a 4.845m (16ft) high roller shutter door. There is a further door leading into a lobby area where there is an office at ground floor level, a disabled WC and male and female WC's. At first floor there is an open plan office space with double glazed windows to the front of the premises. There is a security and fire alarm which services both this unit and the unit next door.

ACCOMMODATION: -

Ground floor
Open plan storage 260 m² (2800 ft.²)
Eaves height 5.7 meters (8ft)
Male and female WC
disabled WC
Office 11 m² (120 ft.²) approximately.
Yard: 73.95 m² (796 f²) approximately.
Roller Shutter: 4.8m (15ft) wide, 4.845m (16ft) high) approx.

1st floor
Open plan office 36.68 m² (395 ft.²)

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

USE/PLANNING: - We understand that the property currently falls within classes B2/B8 of the current use classes order. Interested parties should make their own enquiries of the local authority regarding their intended use prior to offer.

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RENT: -An initial rent of £40,000 per annum exclusive is sought.

BUSINESS RATES: - The property will have a rateable value of £61,000 as of April 2026. 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 a rating of seventy-one within band c.

VAT: -We are advised by the landlord that the property is elected to VAT and VAT will therefore be chargeable on all rents

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

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info@hnfproperty.com
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Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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Date: 30th March 2022

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