



41 Neville Road, Croydon, Surrey CR0 2DS
Industrial / storage unit available to let

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- Industrial unit measuring approx. 1,575 sqft to rent
- Located in an established area in Croydon
- 24 hour access, 1 allocated parking space & high ground floor ceiling heights (3.3m)
- Ideal for businesses requiring storage/workshop & office space
- Guide rent – £24,000pa

DESCRIPTION

An excellent opportunity for a business to rent an industrial unit measuring approx. 1,575sqft, located in a popular industrial estate in Croydon. The subject unit is laid out over 2 storeys, in good condition throughout and would be ideal for a variety of businesses who require storage/workshop/office space under one roof.

The ground floor benefits from high ceiling heights (3.3m), an open-plan layout, and is perfectly suited for storage/workshop space. The first floor lends itself well to office use, but could also be used as additional storage/workshop space. The unit benefits from security shutters, 1 allocated parking space, and secure 24 hour gated access. The trading estate appears to have no empty units and opportunities to rent an industrial unit in such an established area are limited.

SERVICES

We understand the property is connected to all mains services, however, interested parties are advised to make their own enquiries in this regard.

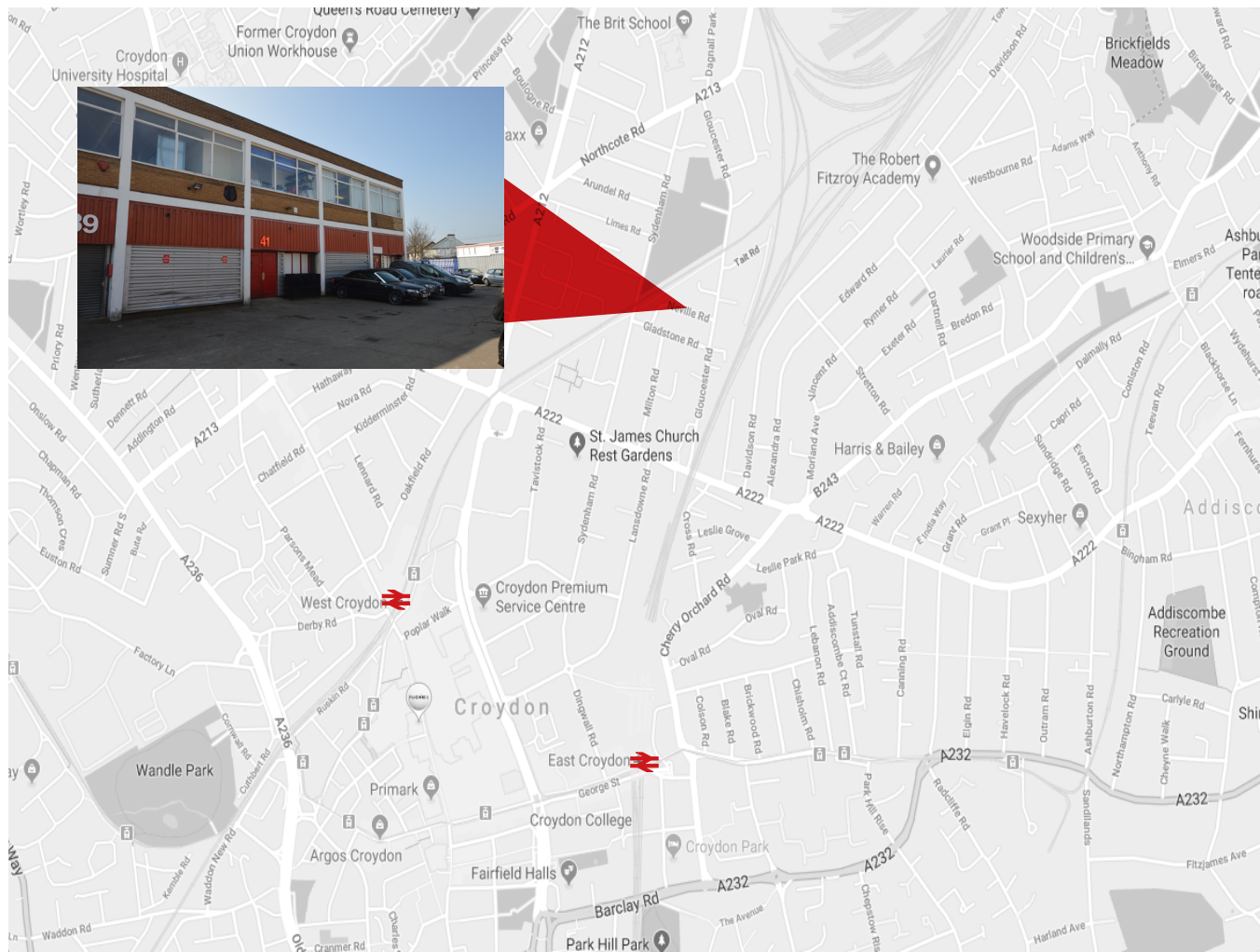


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Bromley, Kent BR1 3JH
T: 020 8315 5454**

120 Bermondsey Street,
London SE1 3TX
T: 020 7089 6555



LOCATION

The subject property is located on a busy industrial estate in a well-established commercial area of Croydon. The nearby (A22) provides a direct route to the M25 in approx. 10 miles, and the A232 is approximately two miles away which connects into Central London. The unit is 1 mile from West Croydon railway station which provides a frequent direct service into London Bridge taking approximately 18 minutes, and London Victoria in approximately 32 minutes. There is also a bus stop 0.4 miles away which provides services to West Croydon, Elmers End and further afield.

BUSINESS RATES

According to the summary valuation effective from 1st April 2019, the rateable value for the property is £10,750. We understand rates payable are therefore approximately £5,160 per annum for the period 2019/2020. Interested parties however are advised to visit the [Valuation Office Agency](#) website to calculate occupier specific rates.

TERMS

Offers in the region of £24,000pa are invited for the property.

VAT

We understand that VAT is applicable in this transaction at the prevailing rate.

EPC

An EPC is available upon request.

VIEWINGS

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 8315 5454.



For more information contact:
Chloe Wiseman or
Jamie Stevenson
020 8315 5454



Meet the rest of the team...

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