

CHARTERED SURVEYORS - VALUERS COMMERCIAL & INDUSTRIAL ESTATE AGENTS
PROPERTY MANAGERS & BUILDING SURVEYORS

**FACTORY/WAREHOUSE UNIT
PRESENTLY USED AS GARAGE PREMISES**

3,276 sq ft (304.5 sq m)

FREEHOLD FOR SALE (OR MAY LET)

**UNIT 19 TAIT ROAD INDUSTRIAL ESTATE
TAIT ROAD, CROYDON, CR0 2DP**



LOCATION:

Tait Road is approached via Gloucester Road, which links the A222 and the A213 in Croydon. The development is within close proximity to the town centre, being within $\frac{3}{4}$ of a mile of both East and West Croydon railway stations, providing frequent services to the London Termini and Gatwick Airport.

DESCRIPTION:

The premises, which forms part of a small development of factory/warehouse units, provides ground floor workshop with first floor office and mezzanine storage and is arranged as follows:

Ground Floor	2,436 sq ft	(226.4 sq m)
First Floor	640 sq ft	(59.5 sq m)
Mezzanine	200 sq ft	(18.6 sq m)
Total	3,276 sq ft	(304.5 sq m) approx

The premises have been fitted out to include heating, lighting, three phase electricity supply, etc.



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Regulated by RICS

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CHARTERED BUILDING SURVEYOR: JOHN A SUTTIE FRICS



- PARKING:** There is parking and service access to the front yard plus 2 additional car spaces.
- TENURE:** The property is offered For Sale Freehold with the benefit of full vacant possession.
- PRICE:** Offers invited in excess of £600,000 + VAT, if appropriate
- RATEABLE VALUE:** Interested parties should make their own enquiries via the Valuation Office website (www.voa.gov.uk).
- SERVICES:** All mains services are connected, however none of the services have been tested and all interested parties should make their own enquiries.
- LEGAL COSTS:** Each party is to be responsible for their own legal costs incurred in the transaction.



Viewing strictly by appointment through sole agents:
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SUBJECT TO CONTRACT
(February 2018)

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website. (www.commercialleasecodeew.co.uk)

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