

616 Mitcham Road, Croydon, CR0 3AA



Substantial yard totaling approx. 0.68 acre
With Unit and Office approx. 13,082 sq ft (1216 sq m)
TO LET

- Private & self-contained
- Detached unit and office/welfare building
- Large concreted fenced and gated yard
- Excellent eaves height to unit
- Flexible lease
- Vacant
- Only 0.5 mile from A23 (Purley Way)

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

The property is accessed via a private road directly off Mitcham Road, only approx. 0.5 mile from the A23 (Purley Way). The M25 is approx. 10 miles to the South and City of London approx. 10 miles to the North. West Croydon underground and above ground is only approx. 1.5 miles distant providing a service to London Bridge/St Pancras/Victoria in around 30 minutes.

The property

A largely regular shaped yard with access directly off Mitcham Road (A236). The yard is concreted, fenced and gated.

To the front is a detached two storey brick built office/welfare building providing 5 offices, kitchen to both floors, ladies/gents toilets to ground floor and toilet with shower at first floor.

To the rear of the yard is a detached unit with offices and mezzanine. Two roller shutter access doors are positioned to the front .

Accommodation

The approximate gross internal floor area is:

Total site area	29,727 sq ft (0.68 acre)	2,764 sq m (0.27 hectare)
Unit	10,632 sq ft	988 sq m
Offices/ancillary	2,450 sq ft	227 sq m
Total	13,082 sq ft	1216 sq m
Mezzanine	1,405 sq ft	130 sq m

Tenure

To be let on a new full repairing and insuring lease for a term to be agreed subject to periodic upward only rent reviews. The lease shall allow the landlord to break the lease on the service of 6 months notice (in the event of redevelopment).

Rent

£165,000 per annum exclusive

Legal costs

Each party is to be responsible for the payment of their own legal costs incurred.

Energy Performance Certificate

In the process of being prepared.

Agent's Note

All figures quoted are exclusive of Vat (if applicable)
No warranty is given in respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.
The site area has been provided by Promap Digital Mapping and should be verified on site in due course.
These particulars are awaiting our client's approval.

Enquiries/viewing

Strictly by prior arrangement with sole agents Branch Associates on 01708 860696/ 07775 804842 or jb@branchassociates.co.uk
Contact Johnathan Branch



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