



TO LET

VEHICLE WORKSHOP / WAREHOUSE – 6,369 SQ FT ON 0.88 ACRES
Land Off Station Road North, Merstham, RH1 3ED

SHW

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PROPERTY
WORK**

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Rent | £140,000 Per Annum

DESCRIPTION

A former vehicle workshop premises and offices with large open storage yard benefitting from hard standing and secure access.

LOCATION

The site is located on Station Road North in Merstham which is accessed off London Road North (A23). The A23 provides swift access to Croydon and Central London to the North as well as the M25/M23 interchange (junction 7) close-by.

Merstham Train Station is within one minutes' walk of the site and provides direct access to East Croydon and London to the north, and Gatwick Airport and Brighton to the south.

ACCOMMODATION

	SQ FT	SQ M
Vehicle Workshop / Warehouse	6,369	591.7
Total Site	0.88 Acres	

Approximate size.

AMENITIES

- Site area of 0.88 acres
- Located just off the A23
- Securely fenced and gated
- Hard surfacing
- Services available on-site

RENT

£140,000 per annum.

RATES

We would recommend interested parties make their own enquiries to the Local Authority.

TENURE

A new lease for a maximum of 5 years is available from the Landlord.

VAT

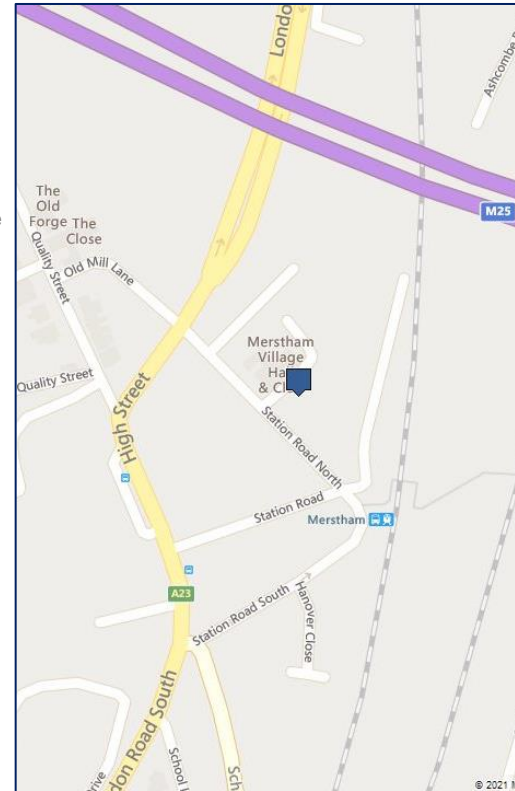
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The EPC for this property is D79.



VIEWINGS – 020 8662 2700

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