



**WAREHOUSE TO LET/FOR SALE**

**HS** HUGGINS STUART  
**E** EDWARDS

128-130 Frant Road, Thornton Heath, CR7 7JU  
£120,000 PER ANNUM EXCLUSIVE OR £2M FREEHOLD

128-130 Frant Road, Thornton Heath, CR7  
7JU

## TO LET/FOR SALE

Approx 9,996 sqft (928.70 sqm)

### DESCRIPTION

Opportunity to occupy or acquire a large warehouse premises with ample mezzanine storage and modern air-conditioned offices. The property is of steel frame construction with metal profile cladding and is suitable for storage use under Class B8.

The warehouse is accessed via Frant Road through a gated undercroft area which provides loading space.

Ground Floor (GIA)	6,695 sqft	621.99 sqm
Mezzanine Storage	2,432 sqft	225.93 sqm
1 <sup>st</sup> Floor Offices	869 sqft	80.78 sqm
<b>TOTAL</b>	<b>9,996 sqft</b>	<b>928.70 sqm</b>

### RENT

£120,000 per annum exclusive. Available on a new full repairing and insuring lease. Terms to be agreed.

### PRICE

£2,000,000, Freehold with full vacant possession.  
Subject to contract only.

### LOCATION

The property is situated in a predominantly residential area on the East side of Frant Road in Thornton Heath

opposite Streatham Rugby Football Club's playing fields. Thornton Heath Station is approximately 15 minutes walk away and the property is 25 minutes drive from the M25 (Junction 6- Godstone).

### RATES

It is understood the property does not currently have a rateable value and requires assessment.

### EPC

B-50 (Expired) New EPC in the course of preparation.

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### CONTACT

Huggins Stuart Edwards – Croydon Office  
102- 104 High Street, Croydon, CR9 1TN  
T: 020 8688 8313  
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### DATE

December 2023

### FOLIO NUMBER

30218

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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