

SHW

**MAKING
PROPERTY
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**113 - 115
CANTERBURY
ROAD**

Unit	Company
1	GO2 Distribution
2	Andrew Page

CAPITAL INDUSTRIAL
capitalindustrial.co.uk
020 7016 1520

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TO LET

INDUSTRIAL AND WAREHOUSE – 8,031 SQ FT (746.2 SQ M)
Unit A, 115 Canterbury Road, Croydon , CR0 3HH

DESCRIPTION

The unit is of steel portal frame construction with brick elevations under a pitched roof. The unit comprises warehouse accommodation with a trade counter opportunity and benefits from a roller loading door and loading area with car parking.

LOCATION

The unit is located on Canterbury Road, just off the northern end of the A23 Purley Way in Croydon. The A23 links Central London (8 miles) with the M25 at Junction 7 (10 miles), providing access to the national motorway network.

Ampere Way Tram Stop is approximately a 10 minute walk away, giving access to East Croydon Station (10 minutes), Mitcham Junction (8 minutes) and Wimbledon (20 minutes).

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Warehouse	6,938	644.6
First Floor Office	1,093	101.6
TOTAL	8,031	746.2

AMENITIES

- Electric roller shutter loading door
- Internal eaves height of 6.22m
- Three phase electricity
- Gas
- Yard / car parking
- To be refurbished

RENT

£150,000 per annum.

RATES

Rateable Value - £84,000 (2023).

VAT

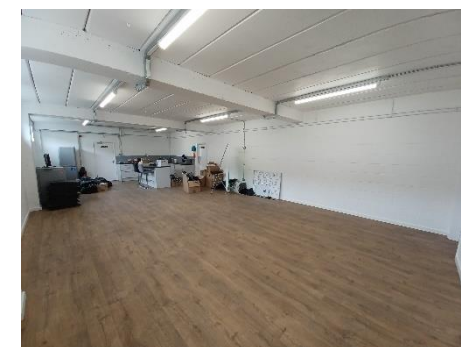
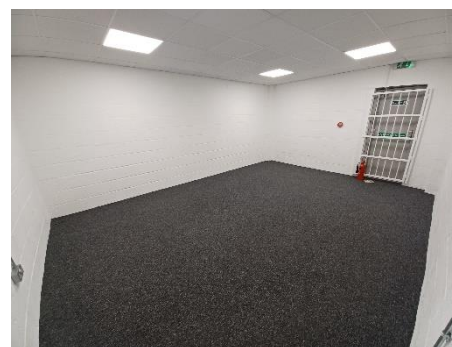
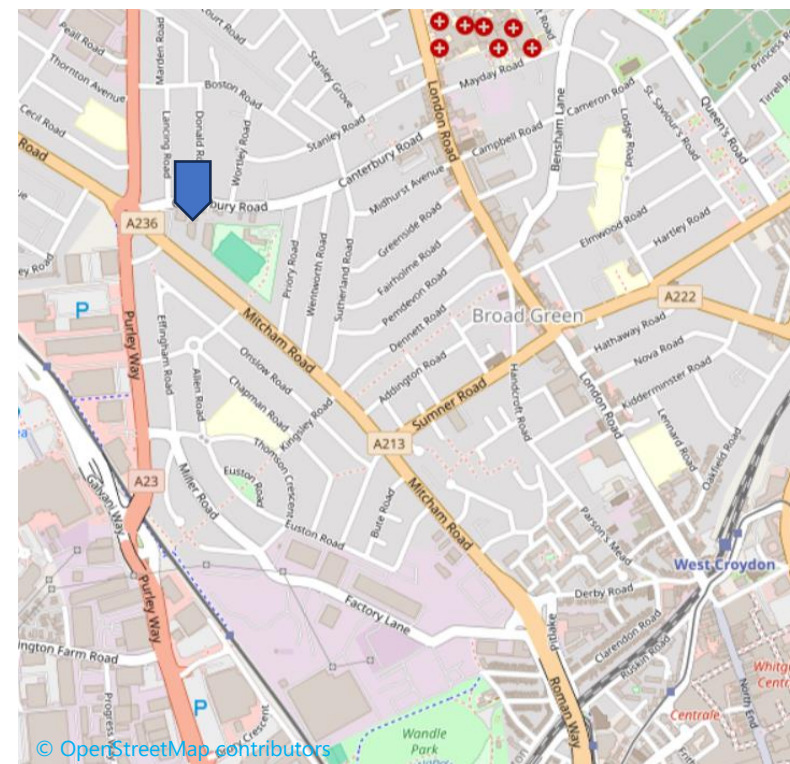
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of C.



VIEWINGS – 020 8662 2700

Charlie Mckechnie t: 020 8662 2737
Alex Gale t: 020 8662 2704
Cogent RE t: 020 3369 4000

e: cmckechnie@shw.co.uk
 e: agale@shw.co.uk

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