

London CR0 - Unit 1, Rear Of 216 Sydenham Road, Croydon CR0 2EB  
Light Industrial/Warehouse Unit to Rent



**BLUE ALPINE**

PROPERTY CONSULTANTS



# London CR0 - Unit 1, Rear Of 216 Sydenham Road, Croydon CR0 2EB

## Light Industrial/Warehouse Unit to Rent



### Property Features:

- Comprises light industrial/warehouse unit
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Benefits from roller shutter access
- Restricted access, not suitable for HGV
- Situated in predominantly residential area, within 0.5 miles from Croydon town centre.



### Property Description:

Comprises single-storey light industrial unit, previously used as a warehouse. The property benefits from vehicular access and large roller shutter, providing the following accommodation and dimensions:

Ground Floor: 204 sq m (2,200 sq ft)

Open plan warehouse, office, storage, kitchen, wc



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £592.31 per week (PCM: £2,566.66)

Deposit: £7,700 (3 Months)

### Rateable Value: From 1<sup>st</sup> April 2026

Rateable Value - £26,000 p.a.

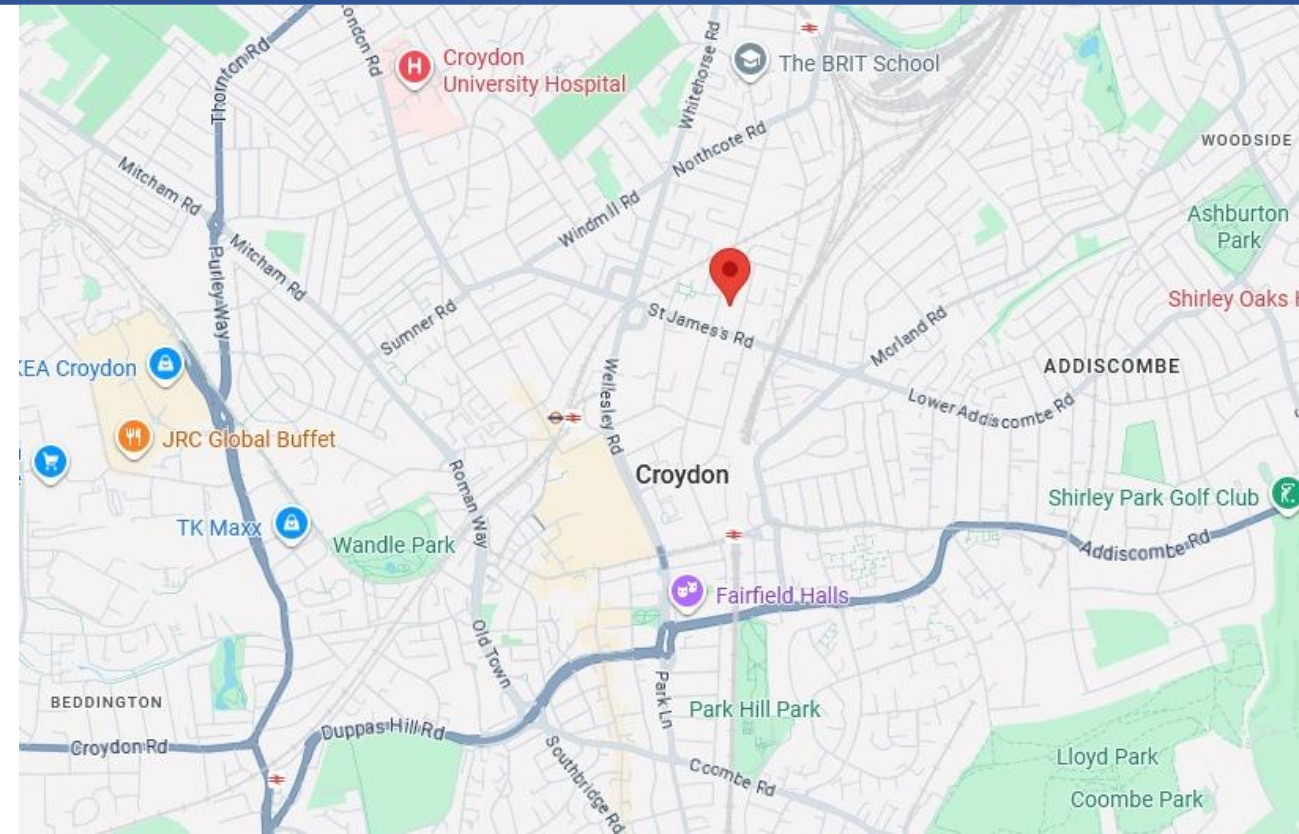
Rates Payable ~ £14,300 p.a.

### EPC:

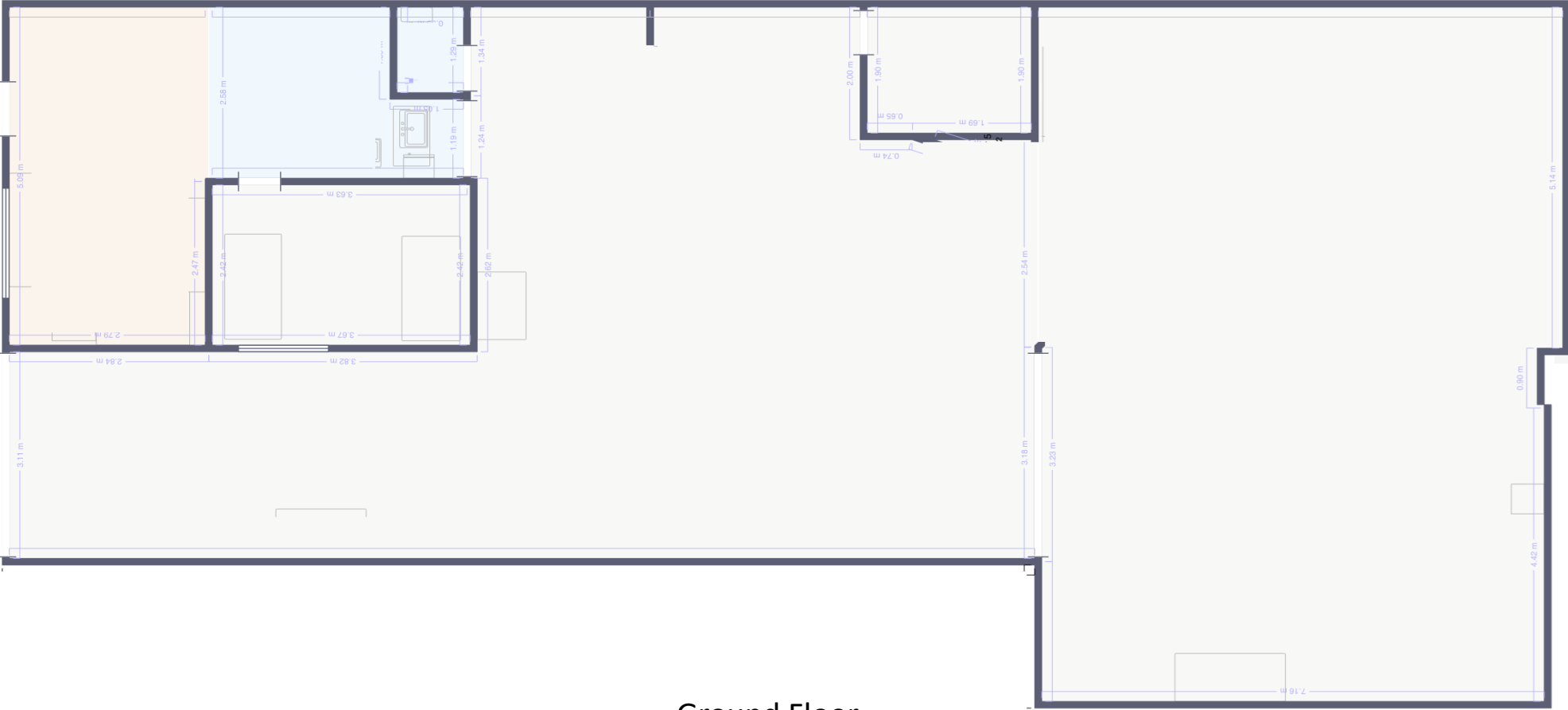
The property benefits from a D Rating. Certificate and further details available on request.

### Location:

The property is situated in predominantly residential area, within 0.5 miles from Croydon town centre. An extensive range of shops and amenities is available within walking distance to the south. Both West Croydon and East Croydon stations are within 0.5 miles, as well as good road links to the A23 and A232.



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Ground Floor

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### Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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