



**MAKING  
PROPERTY  
WORK**

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**TO LET**

**BUSINESS UNITS – 1,628 – 8,055 SQ FT (151.25 – 748.34 SQ M)**

**The Courtyard, 131 Aurelia Road, Croydon, Surrey, CR0 3BF**

**DESCRIPTION**

The subject units are of portal frame construction with brick cladding and offer business unit accommodation by way of a ground floor warehousing and first floor offices.

Adjacent units are available seperately or together on flexible lease terms.

**LOCATION**

The subject property is situated on Aurelia Road, approximately 2 miles north west of Croydon Town Centre. Aurelia Road is located just off the A23 Purley Way, via Shamrock Road, which provides access to the national road network. The property is surrounded by commercial and residential uses with Thornton Road Trading Centre and West Retail Park immediately opposite. Surrounding occupiers include national tenants such as Topps Tiles, Howdens, Big Yellow Storage, Al Murad Tiles, Carpet Right, and Wren Kitchens.

**AMENITIES**

- Self-contained units
- Refurbished units
- Roller Shutter Doors
- Secure perimeter fencing
- 4m warehosue height
- First floor office space
- Dedicated parking
- Flexible leases available

**SERVICE CHARGE**

On application

**RATES**

Rateable value to be reassessed. Interested parties should enquire with the local authority.

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

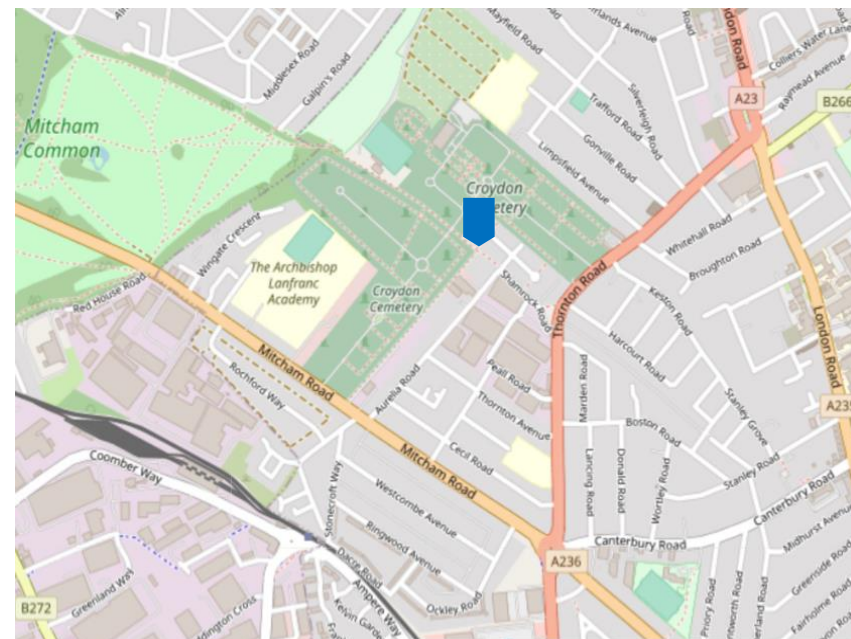
Each party is to be responsible for their own legal fees.

**EPC**

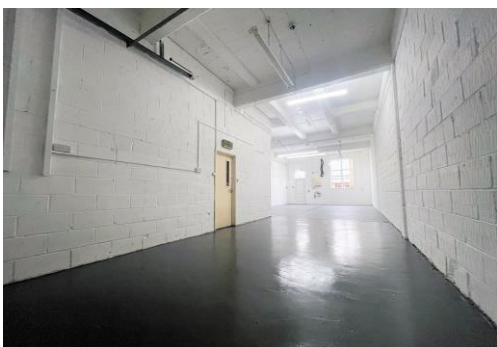
An EPC is being prepared and will be available shortly.

**VIDEO LINK**

<https://youtu.be/k1eJWJ1WLuE>



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**VIEWINGS – 020 8662 2700**

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## ACCOMMODATION

	GROUND FLOOR AREA (SQ FT)	FIRST FLOOR AREA (SQ FT)	TOTAL SQ FT	TOTAL SQ M	RENT
Unit 4	1,071	1,065	2,136	198.47	£34,250
Unit 6	1,075	1,066	2,141	198.92	£34,250
Unit 8	1,085	1,065	2,150	199.70	£34,250
Unit 9	816	812	1,628	151.25	£29,500
<b>TOTAL</b>			<b>8,055</b>	<b>748.34</b>	

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