



TO LET

2,137 Sq Ft

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London



UNIT 5, THE COURTYARD, 131 AURELIA ROAD, CROYDON, SURREY, CR0 3BF

Unit 5 - 2,147 sq. ft.

Available as a joint unit or separately.

DESCRIPTION:

The Courtyard, Aurelia Road is a multi-let industrial estate on a secure self-contained site in the heart of Croydon. The location is great for links to London and the South East.

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.

TERMS:

New lease available direct from the Landlord on terms to be agreed (subject to contract).

Location

Aurelia Road, Croydon, CR0 3BF

Legal Costs

Each party will bear their own legal fees.

VAT

Property is subject to VAT

Planning Information

E (B2/ B8 Use Classes)

Services

Three phase power, electric pedestrian shutter, newly clad units.

Service Charge

£2,650 per annum

Additional Information

Rent

£35,000 Per Annum + VAT

EPC

D

Viewing

Viewings appointed strictly through Petchey Holdings and our joint agent Doherty Baines

Will Morris

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