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TO LET

INDUSTRIAL AND WAREHOUSE – 7,335 SQ FT (681.42 SQ M)

Unit 3, Chaffinch Business Park, Croydon Road, Beckenham, Kent, BR3 4AA

DESCRIPTION
The property is of steel-framed construction, constructed in the 1990s and refurbished in 2008 having its front elevation over-clad and offices and warehouse refurbished.

The outgoing occupiers fitted a trade counter area as well as extensive racking, which suits the estate which includes immediate neighbours of Howdens and Screwfix.

LOCATION
The Estate is located in Elmers End and is accessed from the Croydon Road (A222). The property is approximately 10 miles southeast of Central London, 4 miles west of Bromley and 3.5 miles northeast of Croydon. Junction 4 of the M25 is located approximately 6 miles to the west.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	6,637	616.58
First Floor	698	64.84
TOTAL	**7,335**	**681.42**

AMENITIES / OPPORTUNITY
- 12 onsite parking space
- Kitchen
- LED lighting
- Male/Female WCs
- 6.62m to ridge
- 6.14m eaves
- Loading door (4.5m wide c 5m high)

TERMS
The unit is available by way of either an assignment or subletting of the existing lease, or alternatively the landlord may grant a new lease on terms to be agreed.

The current lease runs for 10 years from 16th March 2021 at a current passing rent of £167,288 per annum.

RATES
The current Rateable Value of the property is £139,000.

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.













VIEWINGS – 020 8662 2700

Robert Bradley-Smith **t:** 07469 854799 **e:** rbradley-smith@shw.co.uk

Tom Reed **t:** 07867 232653 **e:** treed@shw.co.uk

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LOCATION PLAN



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