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FOR SALE

FREEHOLD FOR SALE – MULTI-LET INDUSTRIAL INVESTMENT

ENTERPRISE CLOSE, FACTORY LANE, CROYDON, CR0 3RZ

OFFERS IN EXCESS OF £1,000,000 | FOR SALE – MULTI-LET INDUSTRIAL INVESTMENT

02 June 2025

INVESTMENT SUMMARY

- Comprises 0.87 acres with 11 individually let industrial units
- Low site density of circa 25%
- Opportunity for strong rental uplift
- Passing rent of **£110,720 per annum**
- 37.5% of the market rental value of the entire property is payable to Brittania Land, the long leaseholder, until October 2045. The current rent payable is £40,000 per annum and is reviewed every 5 years. The next review is 7th August 2025.
- Control of the estate remains with the freeholder.

LOCATION

The estate is situated in a burgeoning industrial area of Croydon adjacent to two new industrial schemes by Chancerygate and Bridge Industrial. Factory lane sits just off the A23 Purley Way, the main arterial road connecting Croydon to Central London (10 miles) and the M25 (9 miles).

Waddon Marsh tram stop is a 5-minute walk away and provides links to East Croydon, Beckenham and Wimbledon. East Croydon railway station is a 10-minute drive away and provides quick services into Central London via London Victoria and London Bridge.

DESCRIPTION

Enterprise Close is a self-contained industrial estate consisting of 11 small units of brickwork construction under metal sheet roofs. Each unit benefits from WCs, 3-phase power, a roller shutter door, loading area and parking. The total site area is approximately 0.87 acres.

The units are let on a variety of expired short-term leases and licences with tenants 'holding over'.

TENURE

A new freehold title is being created for the property, which is for sale. The freehold is subject to a long lease of the entire site to 'Brittania Land' until 2045 at a peppercorn rent. In turn, there exists an underlease from Brittania Land back to the freeholder with a rent payable of 37.5% of the open market rental value.

The long leasehold and underlease documents can be found in the data room.

VAT

We understand that the property is not elected for VAT, therefore VAT will not be payable on the sale price.

EPC

EPC's for each unit are being prepared and will be available in the data room.

DATA ROOM

Further information, including title documentation and leases can be found using the Data Room link below:

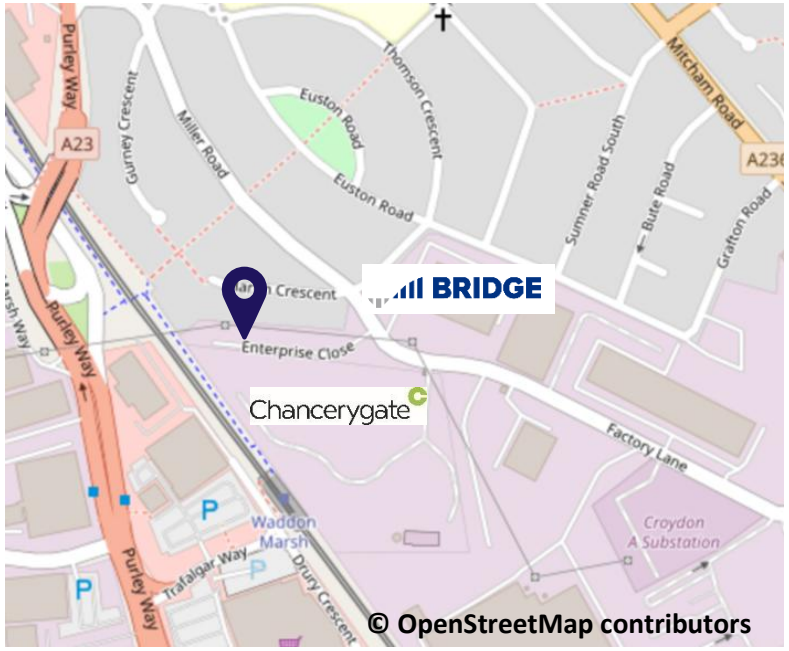
shwcrm.agencypilot.com/PropertyView/PropertyDataRoom/26045/Enterprise-Close-Factory-Lane-Croydon-Surrey-CR0-3RZ

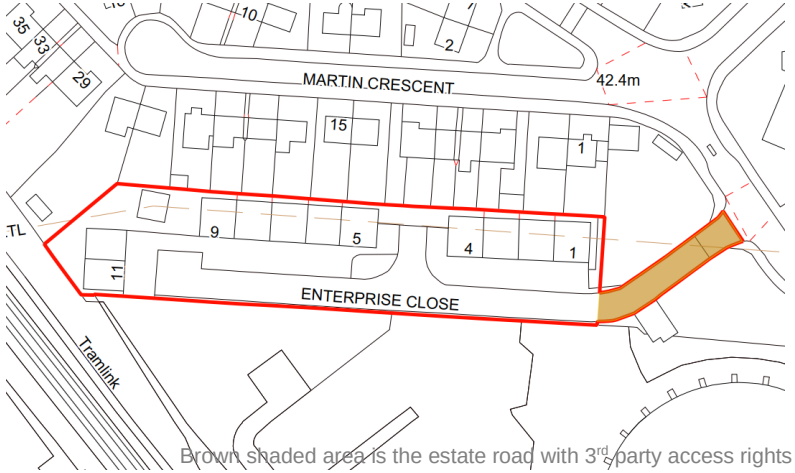
GUIDE PRICE

We are inviting offers in excess of **£1,000,000**, for the freehold interest subject to existing tenancies.

SERVICE CHARGE

Currently, the freeholder is responsible for maintenance of the common parts and this is not levied on the tenants.





Brown shaded area is the estate road with 3rd party access rights

VIEWINGS – 020 8662 2700

Charlie McKechnie **t:** 07961809344 **e:** cmckechnie@shw.co.uk

Matt Morris **t:** 07894 692426 **e:** mmorris@shw.co.uk

twitter - @SHWProperty

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OCCUPATION SUMMARY

The property is subject to 11 separate occupational arrangements, summarised below. All leases and licences have expired and tenants are holding over. Repairing obligations vary between tenancies. Leases/licences can be found in the Data Room.

UNIT NO	OCCUPIER	SIZE (SQFT)	OCCUPATIONAL START DATE	RENT / LICENCE FEE (PER ANNUM)
1	Easy Mix Concrete UK Ltd	910	01/07/2020	£10,000
2	Mark Abrahams	910	09/04/2007	£9,720
3	The Pizza Project (UK) Ltd	910	31/10/2012	£10,000
4	Mandy Smith	910	09/07/2021	£12,000
5	John Teesdale	910	01/01/2006	£9,720
6	Anglo-Scottish Cleaning & Maintenance Company	910	01/01/2006	£9,720
7	Advanced Screen Technology Ltd	910	02/04/2007	£9,720
8	Milnes Bros Ltd	910	09/06/2022	£12,000
9	Mr I Frampton	910	01/06/1993	£9,720
10	Susan Frampton	788	06/08/2014	£9,000
11	SAR Welding and Fabrications	788	17/06/2003	£9,120
TOTAL				**£110,720**

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