



SHW

MAKING
PROPERTY
WORK

SHW.CO.UK

Hackbridge Train Station

TO LET

INDUSTRIAL AND WAREHOUSE – 3,862 SQ FT (358.82 SQ M)

Unit 2 Hackbridge Industrial Estate, Station Approach, Hackbridge, Surrey, SM6 7BJ

DESCRIPTION

The property comprises a part brick and part profile metal clad portal frame warehouse/industrial unit with purpose first floor offices.

The unit benefits from 2 roller shutter doors and a large yard which can be significantly extended if required.

The property is to be fully refurbished in line with Unit 1.

LOCATION

Hackbridge Industrial Estate is located approximately 10.5 miles south of Central London and approximately 3 miles east of Croydon.

The property is situated directly next to Hackbridge Rail Station, just off the A237. Hackbridge Rail Station is within 25 minutes of London Victoria and one stop away from tram services to Wimbledon and East Croydon. Located close to the A23, nearby road networks provide good access to both Central London and the M23/M25 motorway network to the south.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	3,114	289.30
First Floor	748	69.52
TOTAL	3,862	358.82

AMENITIES

- Located directly next to Hackbridge Rail Station
- To be fully refurbished
- Eaves height of 6.33m
- Low site cover
- Large yard with options to extend
- Three-phase power supply
- 2 roller shutter doors
- Kitchenette
- WCs

RENT

£75,000 per annum.

RATES

Rateable value to be reassessed.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

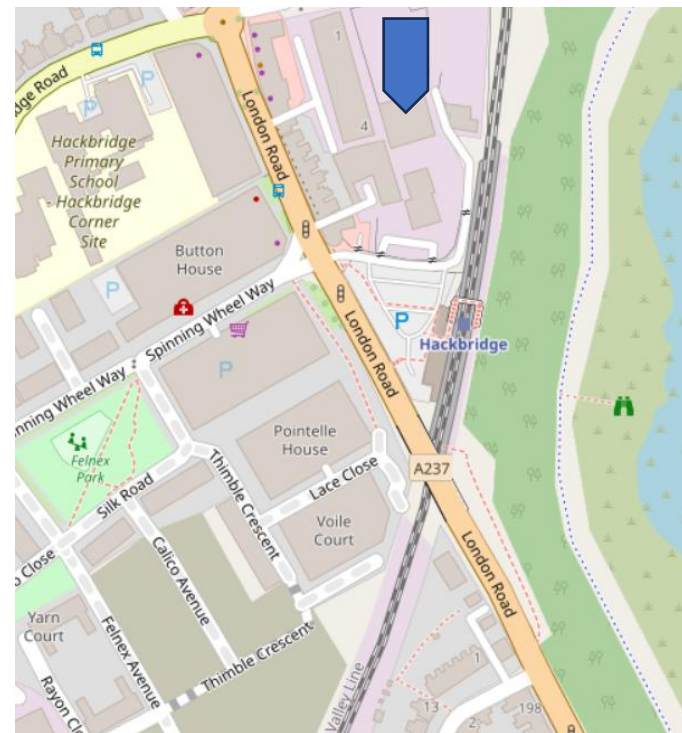
Each party is to be responsible for their own legal fees.

EPC

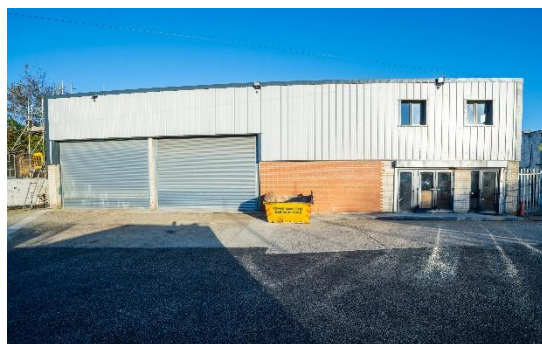
An EPC is being prepared and will be available shortly.

VIRTUAL TOUR

https://youtu.be/Kq3j_9EedUU



© OpenStreetMap contributors



Indicative images of how Unit 2 will look post refurbishment

VIEWINGS – 020 8662 2700

Rachel Good

t: 07740 449 381

e: rgood@shw.co.uk

Tom Reed

t: 07867 232 653

e: treed@shw.co.uk



SHW Property



SHW Property

**MAKING
PROPERTY
WORK**

SHW.CO.UK