



SHW

**MAKING
PROPERTY
WORK**

SHW.CO.UK

TO LET

INDUSTRIAL AND WAREHOUSE – 5,176 SQ FT (480.85 SQ M)

Unit 7, Twin Bridges Business Park, 232 Selsdon Road, South Croydon, Surrey, CR2 6PL

DESCRIPTION

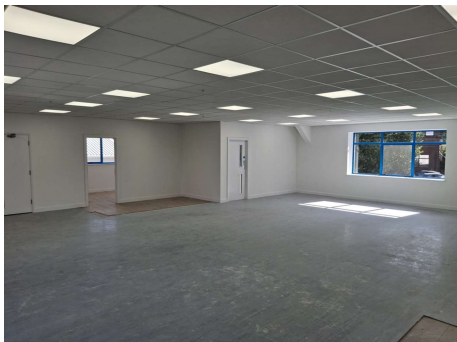
Unit 7 is an industrial / warehouse unit of steel portal frame construction. The unit could be altered to change the ratio of office to warehouse, or the ground floor office could be used as further storage. Located in a secure and private position on the Twin Bridges Business Park, benefitting from a loading area of 1,873 sq ft and an adjoining secure yard of ~7,013 sq ft providing parking or storage. We can offer the unit either on a conventional lease, or on a serviced, rolling 1-month contract.

LOCATION

The unit is <1 mile from both South Croydon and Sanderstead railway stations, offering services to London Bridge in as little as 13 minutes. Within easy reach of both the A23 and A22, providing access to both central London and the M25 and beyond.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor - Warehouse	1,404	130.43
Ground Floor - Office	1,827	169.73
Ground Floor - WC	209	19.42
First Floor - Office	1,736	161.31
TOTAL	5,176	480.89
Yard / Parking (approx.)	8,886	825.54



AMENITIES / OPPORTUNITY

- 6.24m eaves and 8.28m apex
- Significant office accommodation
- Loading area
- 6.5 x 3.4m electric roller shutter
- 7,013 sq ft adjoining yard
- Newly refurbished with new WC facilities
- Flexible, serviced option also available

RENT

Conventional Lease: £75,000 per annum.

Flexible, Serviced Option: £90,000 per annum.

Rent is to be paid monthly by Direct Debit.

RATES

The Rateable Value of the property is to be assessed.

ADDITIONAL COSTS

VAT will be chargeable on the terms quoted.

The Landlord will insure the premises and recharge the Tenant.

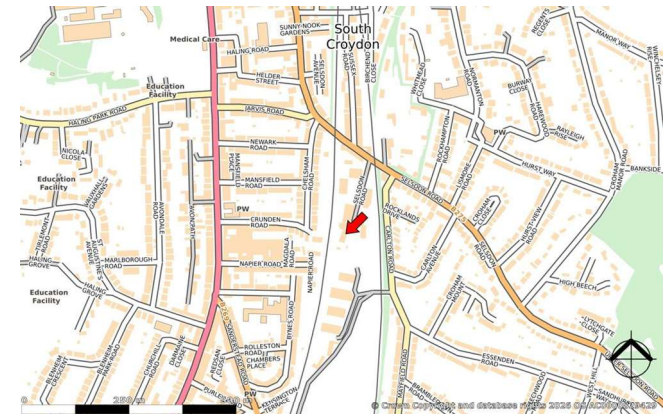
A Service Charge will be payable.

LEGAL COSTS

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

EPC

The property has an EPC rating of C.



VIEWINGS – 020 8662 2700

Tom Reed

t: 07867 232653

e: treed@shw.co.uk

Brad Williams

t: 07738 890302

e: bwilliams@shw.co.uk



SHW Property



SHW Property

**MAKING
PROPERTY
WORK**

SHW.CO.UK