CENTRO

Think Property, Think Centro

020 8401 1000 | www.centro.plc.uk

LIGHT INDUSTRIAL UNIT - LONG LEASEHOLD FOR SALE

- 7,380 Sq Ft (685.6 Sq M)
- £600,000 Long Leasehold

Unit 10, Sandiford Road, Kimpton Industrial Estate, Sutton, Surrey SM3 9RS

Key Features

- Commercial goods lift
- Strip lighting
- Gas fired central heating
- Carpeting to office areas
- Dedicated undercroft car parking
- Forecourt car parking

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

Description

The property comprises a detached two-storey property of brick construction beneath a pitched roof, and benefits from front forecourt car parking, and hardstanding to the side of the building (access width 4.23m), leading to undercroft car parking.

Location

The property is located on the northern side of Sandiford Road, in the established Kimpton Industrial Estate, directly off the A217. The A217 provides direct access to Central London and the M25 (Junction 8). The estate benefits from good public access with Sutton Common train station only 0.7 miles away and numerous bus routes.

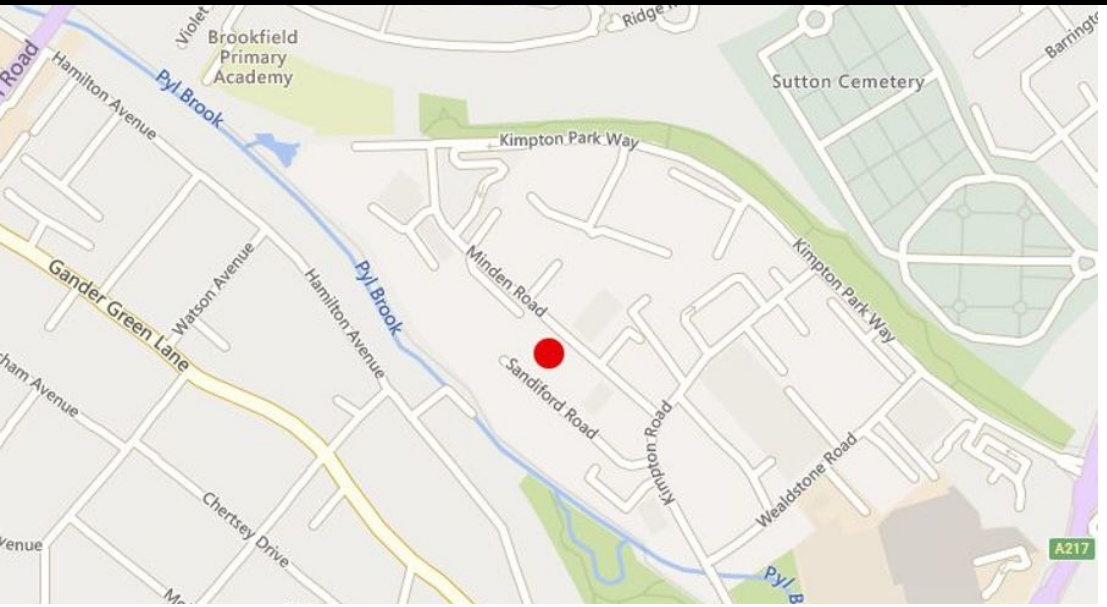
Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Ground Floor	3,331	309.45
First Floor	4,049	376.15
Total Gross Internal Floor Area	7,380 Sq Ft	685.6 Sq M

External Area	Sq Ft	Sq M
Undercroft Car Parking	684	63.54

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.



Terms

The premises are held on a Lease of 125 years from 01/03/2003, with rent reviews every 10 years. From 17/03/2023, the rent is £19,450 per annum exclusive, payable quarterly in advance.

The premises are available Long Leasehold for sale with full vacant possession.

Price

£600,000 Long Leasehold

Rates

According to the Government website the property has a current Rateable Value of £55,000. From 01/04/26, the property will have a Rateable Value of £71,000. NB: The rates actually payable may be subject to transitional relief.

VAT

The property has not been elected for VAT.

EPC

The EPC rating for this property is D (86).

Legal Costs

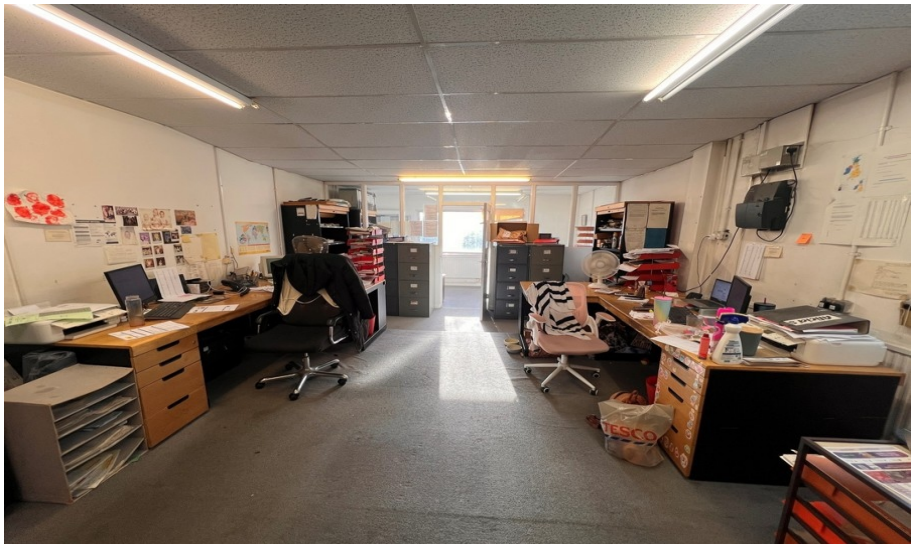
Each party is to be responsible for their own costs in this transaction.

Viewing

Strictly by appointment through Sole Agents:

CENTRO
020 8401 1000
www.centro.plc.uk

Morgan Pérez
morganperez@centro.plc.uk

Paul Harwood
paulharwood@centro.plc.uk

Centro Commercial Limited believe these particulars are correct. However, measurements are approximate and some details are collected from external sources and cannot be guaranteed. Accordingly, neither Centro Commercial Limited nor the vendor whose agent they are can be liable in respect of any inaccuracy in these particulars or in any other information, written or oral, supplied to the intending purchaser. Any items quoted do not include VAT where applicable. The property described in these particulars is subject to availability and formal contract.