

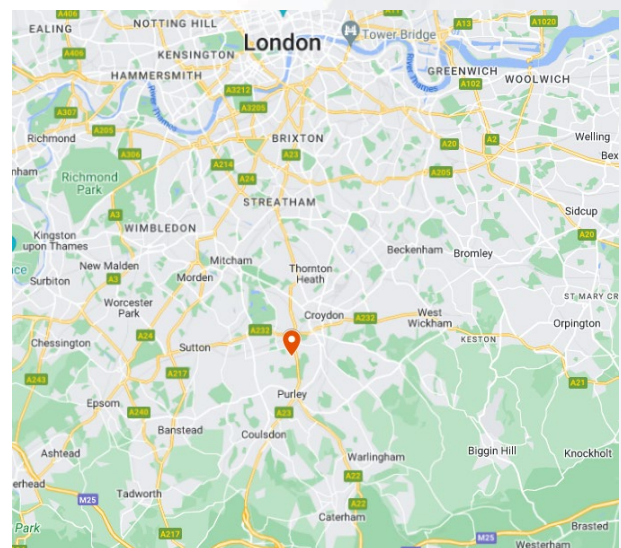


**0.83 ACRES
(0.33 HECTARES))**

AVAILABLE TO OCCUPY IMMEDIATELY

KEY HIGHLIGHTS

- 0.83 Acres / 35,276 sq ft
- Available on flexible terms as a whole or in part
- Secure yard
- Hard standing
- Two Access points (Lysander Road & Imperial Way)
- On site office cabin / WC facilities
- A short distance from Purley Way (A23)



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Plot C, Lysander Road, Croydon, CR0 4RT

DESCRIPTION

The open storage land comprises 0.81 acres, available as a whole or part with direct access onto Lysander Road and Imperial Way. The site is fully fenced and secure, with the majority benefiting from concrete hardstanding.

Specification as follows:

- Secure yard
- Concrete hardstanding
- Mains water supply
- Three Phase electricity
- 2x portacabins
- WC's

LOCATION

The site is situated on Lysander Road which is approximately 1.5 miles to the southwest of Croydon Town Centre. Located just off Imperial Way, the unit is a short distance to the Purley Way A23, which provides access to Central London to the north and the M23/M25 motorways to the south.

RATEABLE VALUE

The Rateable value assigned to the premises by the VOA from 1 April 2023 is £92,500.

RENT

£99,500 per annum.

TERMS

The premises are available by way of a 6 month licence or lease with rolling breaks thereafter.

ACCOMMODATION

	Sq Ft	Acres
Yard	35,971	0.83
Total Yard	35,971	0.83
Portacabin 1	335	
Portacabin 2	360	

PHOTOGRAPHY



FURTHER INFORMATION & VIEWINGS

Please contact Alex, Tom or our joint agents SHW on 020 3296 3000, for more information or to view.

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