

# Unit F, 14 Imperial Way, Croydon, CR0 4RT

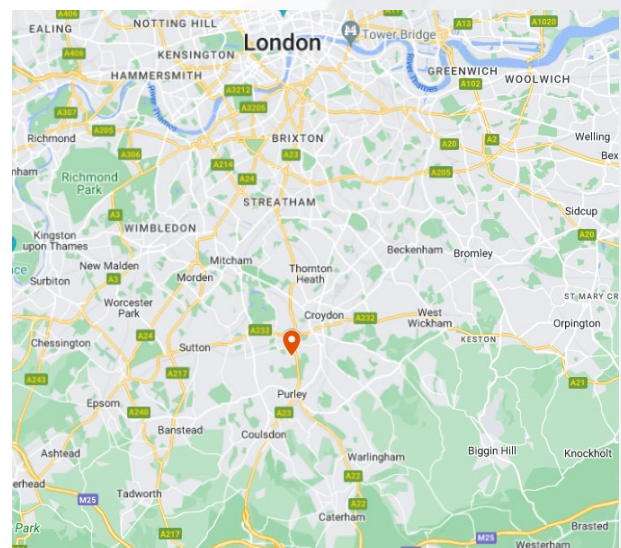


8,652 SQ FT (803 SQ M)

**AVAILABLE TO OCCUPY IMMEDIATELY**

## KEY HIGHLIGHTS

- Detached industrial / Warehouse unit
- Available on flexible terms
- 4.71m eaves
- 2 ground level loading doors
- Secure yard
- A short distance from Purley Way (A23)



For more information please contact:  
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### DESCRIPTION

The property comprises a detached industrial / warehouse unit and sits on a secure site of c. 0.27 acres.

The property benefits from the following:

- 2 ground level loading doors
- 4.71m eaves
- Secure yard
- Allocated parking area
- First floor office accommodation

### LOCATION

The unit is situated on Lysander Road which is approximately 1.5 miles to the southwest of Croydon Town Centre. Located on 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 £73,000.

### RENT

£65,000 per annum (£7.50 per sq ft).

### TERMS

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

### EPC

The property has an EPC rating of C.

### ACCOMMODATION

	Sq Ft	Sq M
Warehouse	7,042	654.21
First Floor Office	1,103	102.45
Mezzanine	507	47.13
<b>Total (GIA)</b>	<b>8,652</b>	<b>803.79</b>

### 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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