# WANDLE PARK TRADING ESTATE

FACTORY LANE | CROYDON | CR0 3RL

## 1/2 Rent for the First Year*

*Subject to Terms & Conditions

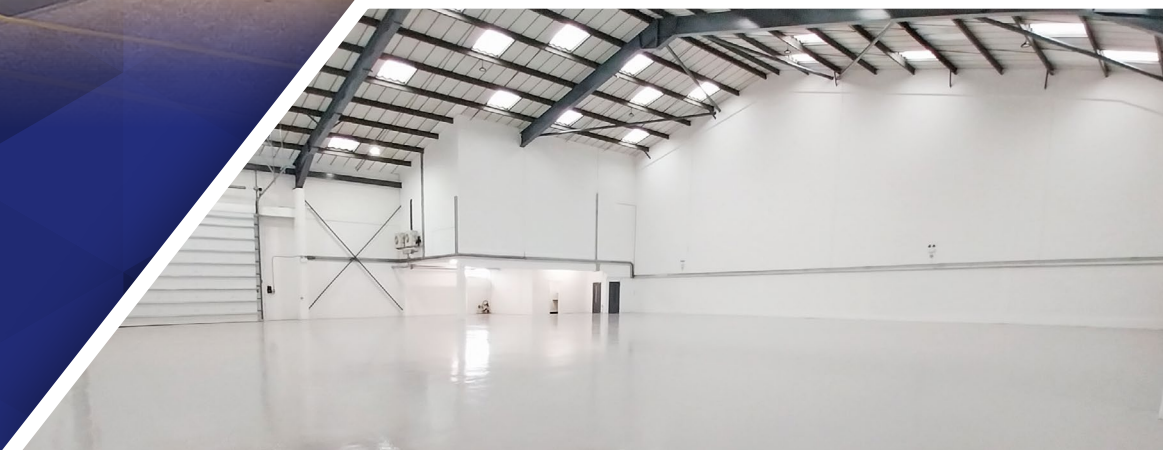



WAREHOUSE / TRADE COUNTER / INDUSTRIAL

# UNIT 34 TO LET

## 9,723 ft² (903.3 m²)

**FULLY REFURBISHED**



## LOCATION

Wandle Park Trading Estate is located on the established industrial area of Factory Lane, which is accessed off the A236 Mitcham Road which runs parallel with the A23 Purely Way to the west of Croydon town centre. Other nearby occupiers include Tesco's Home Delivery Service and Edmunson Electrical.

## DESCRIPTION

Unit 34 comprises a mid-terrace trade counter style warehouse with steel portal frame and block-work construction. The property benefits from first floor offices to the front and a good sized yard / parking area.

## ACCOMMODATION

Approximate Gross Internal Areas:

| | | |
|---|---|---|
| Ground Floor | 8,889 ft² | 825.81 m² |
| First Floor Office | 834 ft² | 77.45 m² |
| Total | 9,723 ft² | 903.3 m² |

## SPECIFICATION

- Fully refurbished
- Eaves height - 8.36m
- First floor offices
- Kitchenette
- Male and female WCs
- Three phase electriciy
- 13 car parking spaces

## TERMS

The premises is available on a new lease for a term to be agreed.

## RATEABLE VALUE

£151,000 (2026 Valuation)

## VAT

VAT will be chargeable on the terms quoted.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## EPC

The property has an EPC rating of C-62




SAT NAV CRO 3RL

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