



TO LET

UNIT 3
Croydon Valley
Trade Park
Endeavour Way
Croydon
CRO 3DY

3,119 sq ft (281.78 sq m)

- Trade / Showroom / Warehouse Unit to Let
- Passing Rent £17.50 psf

Location

Croydon Valley Trade Park occupies a highly prominent position on the corner of Beddington Farm Road and Coomber Road.

The estate forms part of the Purley Way commercial area which has many industrial and warehouse properties. Local trade operators include: Bathroom & Plumbing Superstore, Tiles DIY, CTD, Tile Giant, GFS Car Parts, Auto Windscreens, GAP and National Windscreens.

The estate is located opposite Therapia Lane Tram stop which provides links to Croydon, Mitcham and Wimbledon.

Description

The unit is of a steel portal frame construction with clad elevations, together with a trade counter glazed customer entrance and a single loading door.

The unit benefits from a clear height of 7.5m, WCs, three phase power, Gas connection and designated parking.

Accommodation

Warehouse/Showroom	2,618 sq ft - 243.23 sq m
First Floor Offices	415 sq ft - 38.55 sq m
Total	3,033 sq ft - 281.78 sq m

Terms

The property is available to let by way of a lease assignment or sub-lease for a term to expire 8 August 2027 and at a passing rent of £54,580 per annum exclusive (£17.50 psf).

Alternatively, a new longer lease maybe negotiable directly with the landlords.

Due Diligence

Any interested party will be required to provide company information to comply with anti-money laundering legislation.

EPC

Unit 3 - B:41

Business Rates

The unit has a Rateable Values of £51,000 and a Rates Payable of £24,480 pa, interested parties should make enquiries with Croydon Council.

Legal Costs

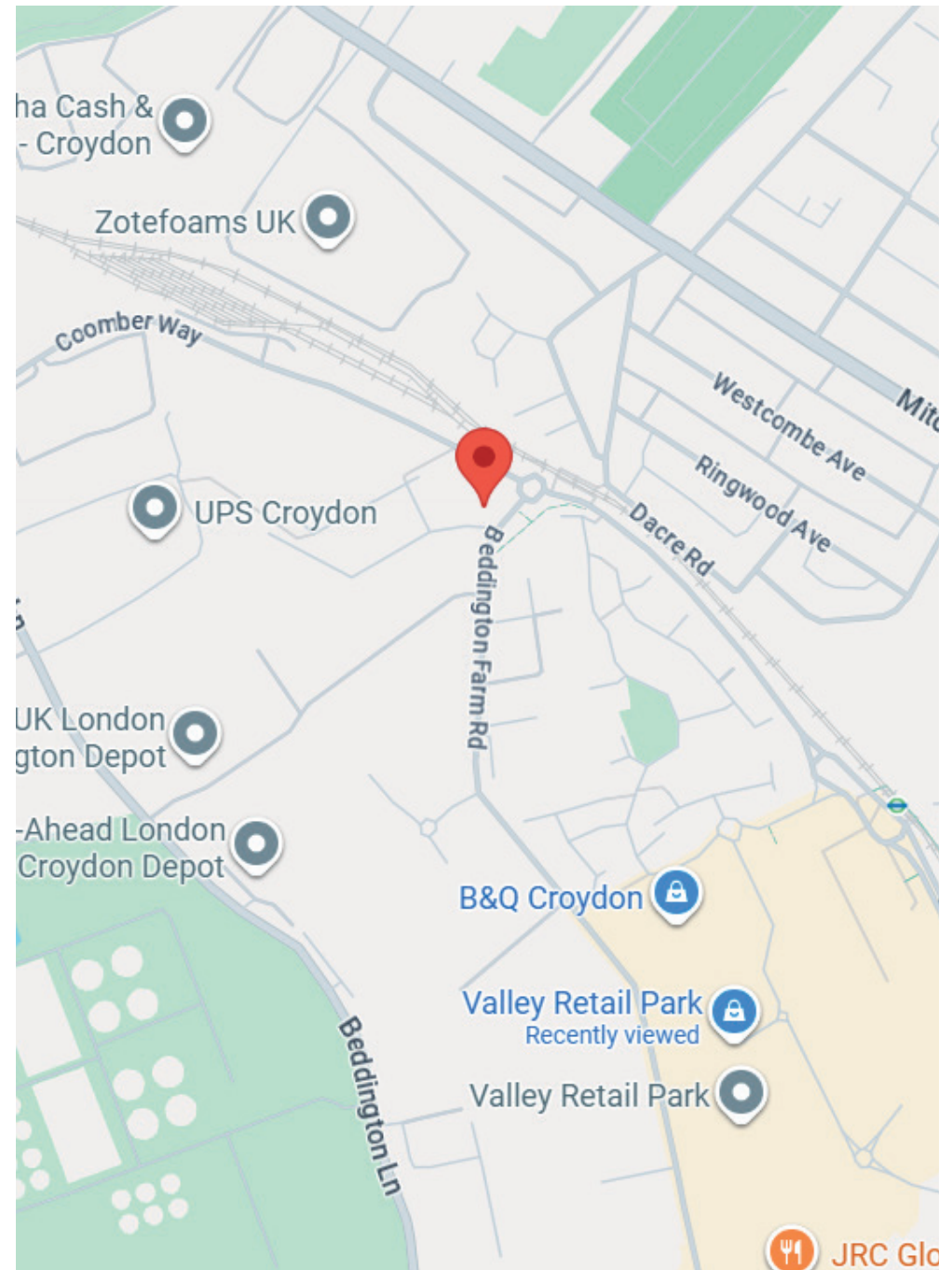
Each party to bear their own legal costs.

VAT

All pricing is subject to VAT.

Viewing

For further information, or to arrange a viewing, please contact Carter Jonas the Sole Agents.





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