

London CR0 - Unit 17, Tait Road Industrial Estate, Croydon CR0 2DP
Freehold Light Industrial/Warehouse Investment



BLUE ALPINE

PROPERTY CONSULTANTS



London CR0 - Unit 17, Tait Road Industrial Estate, Croydon CR0 2DP

Freehold Light Industrial/Warehouse Investment



Investment Consideration:

- Purchase Price: £750,000
- Vacant possession
- ERV: £70,000 p.a. GIY: 9.33%
- VAT is NOT applicable to this property
- Comprises two-storey light industrial unit
- Total GIA 371.60 sq m (4,000 sq ft)
- Benefits from 7 car parking spaces
- Up and over roller shutter 4.1m x 3.5m
- Situated within the established Tait Road Industrial Estate, and 10-minute walk from Selhurst Train Station (30 min journey to central London).



London CR0 - Unit 17, Tait Road Industrial Estate, Croydon CR0 2DP

Freehold Light Industrial/Warehouse Investment



Property Description:

The property comprises a mid-terraced light industrial unit of steel framed construction, set beneath a profile sheet pitched roof, with brick elevations, accessed by way of an up and over roller shutter door. The unit benefits from a 5.1m minimum eaves height. There are ancillary offices and WC facilities at ground floor level and mezzanine storage above, providing the following accommodation and dimensions:

Ground Floor: 231.40 sq m (2,490 sq ft)

First Floor: 140.20 sq m (1,510 sq ft)

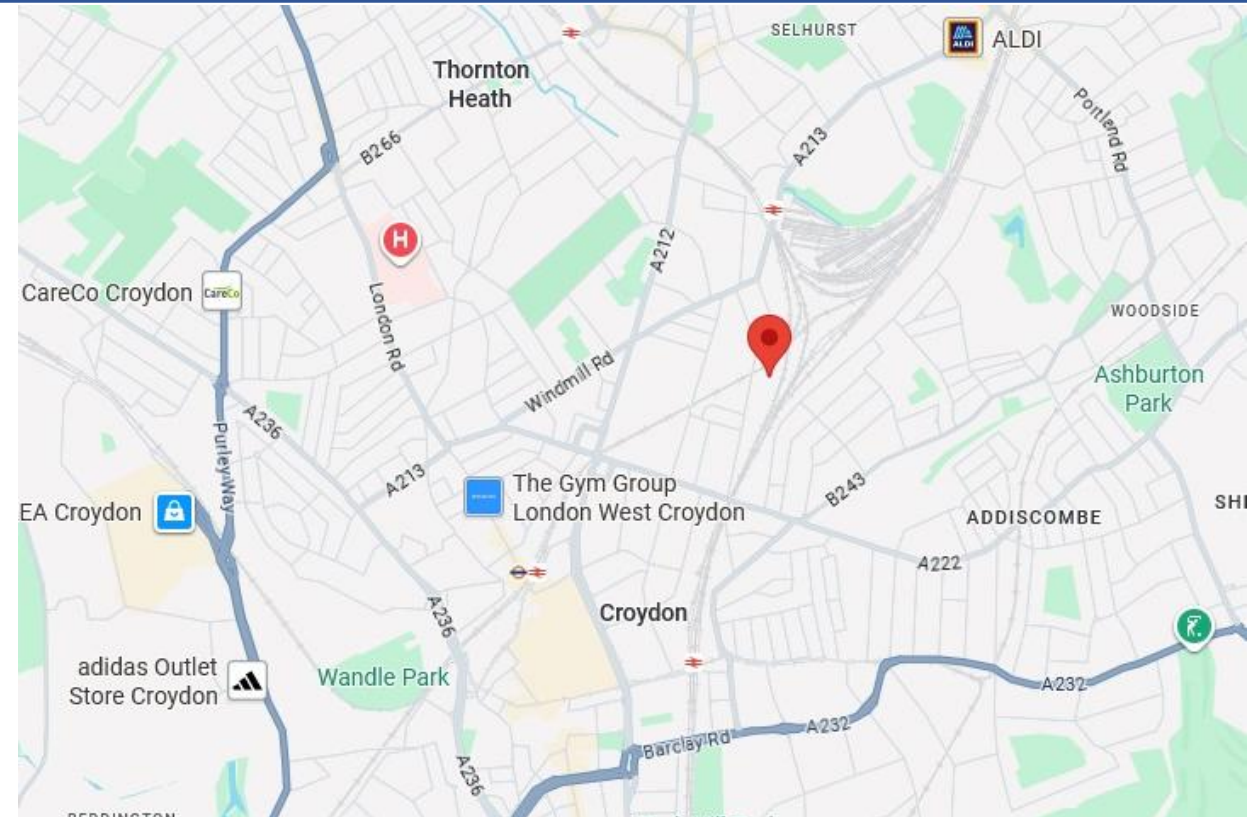
Total GIA: 371.60 sq m (4,000 sq ft)

Tenancy:

The property is at present vacant. ERV: £70,000 p.a.

Location:

The property is situated within the established Tait Road Industrial Estate, and is within a short distance north of Croydon town centre. Nearest mainline railway services are provided at Selhurst mainline railway station, which provides access to central London in approximately 30 minutes.



London CR0 - Unit 17, Tait Road Industrial Estate, Croydon CR0 2DP Freehold Light Industrial/Warehouse Investment



London CR0 - Unit 17, Tait Road Industrial Estate, Croydon CR0 2DP

Freehold Light Industrial/Warehouse Investment

Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.