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operating

FREEHOLD FOR SALE

HS HUGGINS STUART
EDWARDS

Unit 2 28 Northwood Road, Thornton Heath, CR7 8HQ
OIEO £550,000

Unit 2 28 Northwood Road, Thornton Heath, CR7 8HQ

TO LET

Approx 3,525 sqft (327.49 sqm)

DESCRIPTION

The property comprises a single warehouse of steel portal frame construction with metal profile and brick cladding. Internally the property provides warehousing on the ground floor with mezzanine storage above. The property benefits from 3-phase electricity, gas supply, a manual roller shutter, and ample car parking.

Ground Floor	2597 sqft	241.26 sqm
Mezzanine	928 sqft	86.23 sqm
TOTAL	3,525 sqft	327.49 sqm

PRICE

Offers invited in excess of £550,000 subject to contract.

TENURE

Freehold with full vacant possession.

LOCATION

The property is situated on the South side of Northwood Road close to the junction with Green Lane (B273). The adjoining industrial unit is occupied by Grove Catering Supplies and other light industrial occupiers are located in the immediate vicinity. The property has good access to Norbury and Streatham

to the North and Thornton Heath town centre and Purley Way to the South via the B273.

RATES

Rateable value: £18,750 (information taken from <https://www.tax.service.gov.uk/business-rates-find/search>).

Non-domestic uniform rates payable at 49.9p in the £ (2021/22).

EPC

E Rating: 102

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Croydon Office
102- 104 High Street, Croydon, CR9 1TN
T: 020 8688 8313
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DATE FOLIO NUMBER

April 2021 30053

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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