



INDUSTRIAL UNIT TO LET

HS HUGGINS STUART
E EDWARDS

42b Gloucester Road, Croydon, CR0 2DA
2,850 SQFT 264.77 SQM

42b Gloucester Road, Croydon, CR0 2DA TO LET

Approx 2,850 sqft (264.77 sqm)

DESCRIPTION

Opportunity to occupy an industrial warehouse unit on a short-term basis. The property benefits from a two loading doors, 3-phase electricity, concrete flooring, W.Cs and a mezzanine providing additional ancillary office/storage space.

GIA	2,609 sqft	242.43 sqm
Mezzanine	241 sqft	22.34 sqm
TOTAL	2,850 sqft	264.77 sqm

RENT

£28,500 per annum exclusive.

LEASE

The property is available by way of a new one year lease which is to exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II. Consideration will be given to a longer term if desired.

LOCATION

Situated on Gloucester Road, close to the junction with Lower Addiscombe Road. The property is approximately 15 minutes walk from East Croydon Station & central Croydon. Other industrial and trade occupiers are in close proximity.

The A23 (Purley Way) is less than 2 miles from the property and connects Croydon with London to the North and the M23 & M25 to the South.

RATES

Rateable value: £19,750 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.9p in the £ (2020/21).

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
E: croydon@hsedwards.co.uk

DATE

March 2021

FOLIO NUMBER

30038(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

APEX HOUSE
10 WEST STREET
EPSOM
KT18 7RG
01372 740555

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: Apex House, 10 West Street, Epsom, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Huggins Stuart Edwards Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Stuart Edwards Commercial Ltd have not made any investigations into the existence or

www.hsedwards.co.uk