



James ashley
commercial
property consultants

43 Cross Road | **East Croydon, CR0 6TE**
WAREHOUSE, OFFICES & PARKING TO LET

43 Cross Road | East Croydon, CR0 6TE | WAREHOUSE WITH OFFICES TO LET

- ground & first floors
- yard/parking for 5-6 cars
- 275.91 m² (2,970 ft²) approx.
- 'e' use class
- rent: £38,500 per annum exclusive
- close to east croydon station

DESCRIPTION

Warehouse (suitable for import/export or distribution business) currently arranged as a front reception area, separate office, kitchenette, store room/office, 2 WC's and rear adjoining open plan pitched warehouse, with small gated yard/parking area.

The first floor offices are self-contained and have recently been refurbished, with a separate kitchen and WC. The buildings benefit from double glazed windows air conditioning, 3 phase power, carpeted, grid suspended ceilings, fluorescent lighting, with electric & gas heating.

We understand that the premises have an 'E' Use Class. Alternative uses will be considered, subject to change of use/planning.

LOCATION

Situated in the centre of Cross Road, between Cherry Orchard Road and Lower Addiscombe Road (A222) in East Croydon. Wellesley Road (A212), Barclay Road (A232) and Purley Way (A23) are all in close proximity, providing good vehicular access into central London, the M25 and Gatwick Airport.

Central Croydon is within walking distance, providing a vast choice of amenities, such as cafes,

restaurants, convenience stores, gyms, hotels, *Boxpark* and currently two large shopping centres.

East Croydon mainline railway, Tramlink and Bus stations are within walking distance, providing services to central London, Clapham, Brighton, Gatwick, Bedford, Wimbledon and Beckenham. There are also various buses serving the area located on George Street / Addiscombe Road bus station.

ACCOMMODATION

Ground Floor Warehouse	186.73	2,010	
First Floor Offices	89.18	960	
Total	275.91 m²	2,970 ft²	N.I.A.

TENURE

A new Full Repairing & Insuring Lease is being offered, on terms to be agreed.

BUSINESS RATES

We understand that the rateable value for the entire building is currently £18,000. Contact Croydon Council on 020 8726 6000 to enquire on what the rates payable might be.

VIEWING

Strictly by appointment only, through sole letting agents: -

James Stefanopoulos or Ashley Brudenell



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