

13 Imperial Way (off A23 Purley Way) Croydon, Greater London CR0 4RR

lot 55

Freehold Industrial Investment

- Entirely let on a new 10 year lease to Bay Bal Specialist Coating Ltd until 2023
- Tenant in occupation since 2008
- Approximately 597.90 sq m (6,436 sq ft)
- Situated in an established industrial/trade counter location
- Nearby occupiers include Ford, Volkswagen, Brewers, Toyota and Costco
- Six Week Completion

Rent
£60,228
per annum
exclusive



Location

Miles: 13 miles south of Central London
Roads: A23, A22, A232, M25 (Junction 6, 7 & 8)
Rail: East Croydon (14 mins to London Bridge
16 mins to London Victoria)
Air: London Heathrow, London Gatwick

Situation

The property is situated on the east side of Imperial Way in a well located industrial/trade counter area adjacent to the A23 (Purley Way). Neighbouring occupiers include Ford, Volkswagen, Brewers, Toyota and Costco.

Description

The property comprises a light industrial unit with ground floor office and warehouse accommodation. Internally the property has been subdivided to form three self-contained units. The property benefits from a front yard and marked on-site car parking for approximately 10 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Front Unit	Ground	Office	393.99 sq m (4,241 sq ft)	BAY BAL SPECIALIST COATING LTD (1) (2)	10 years from 01/08/2013 until 2023 on a full repairing and insuring lease	£60,228 (3)	01/09/2018
Rear Right Unit	Ground	Workshop	86.95 sq m (936 sq ft)				
Rear Left Unit	Ground	Office	116.96 sq m (1,259 sq ft)				
Totals			597.90 sq m (6,436 sq ft)			£60,228	

(1) Bay Bal Specialist Coating Limited was incorporated in 1985 and has been in occupation of the premises since 2008.

(2) The rear units have been sublet.

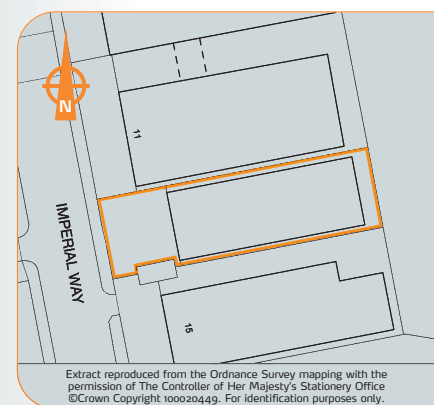
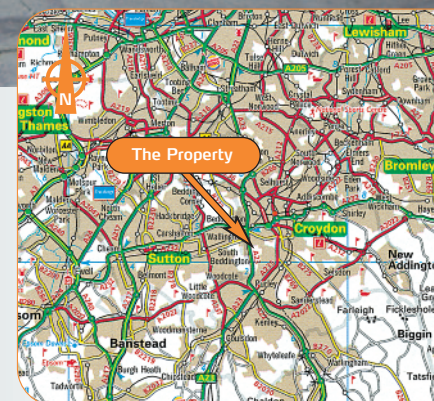
(3) The Seller is holding a rent deposit of £15,072.

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