



**116 Thornton Road**

Thornton Heath, CR7 6BB

## **Freehold industrial site for sale with vacant possession in Croydon**

**4,093 sq ft**

(380.25 sq m)

- Prominent road side location on the A23
- Eaves height 5.12m
- 13 Parking spaces
- Additional outside storage area
- Site area 0.09 ha 0.23 acres
- OIEO £825,000 excl, VAT invited on an unconditional basis

Summary

Available Size	4,093 sq ft
Price	Offers in excess of £825,000
Rateable Value	£59,000
EPC Rating	Upon enquiry

Location

Located in Thornton Heath, a well connected area in South London. The site is on the A23, a major route providing direct access to Central London to the north and the M25 & M23 motorway to the south.. The area is home to various local businesses, including retail units and small industrial operations. Notable occupiers in the vicinity include the nearby Sainsbury's Local, Howdens and Topps Tiles and a number of automotive service providers along Thornton Road.

Description

The Unit is part of a pair of roadside units. The main structure features a steel frame with brick and block walls beneath a shallow, single pitch roof. Inside, the unit is a double bay workshop with a minimum working height of 5.12m, a staff mess room at the rear and storage areas on both the ground and mezzanine levels. A customer reception, office and WC are located to one side. Externally, there is an open storage area at the rear, enclosed by brick walls and a tarmac forecourt in front providing space for c.13 cars.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,410	316.80
Mezzanine	683	63.45
Total	4,093	380.25

Viewings

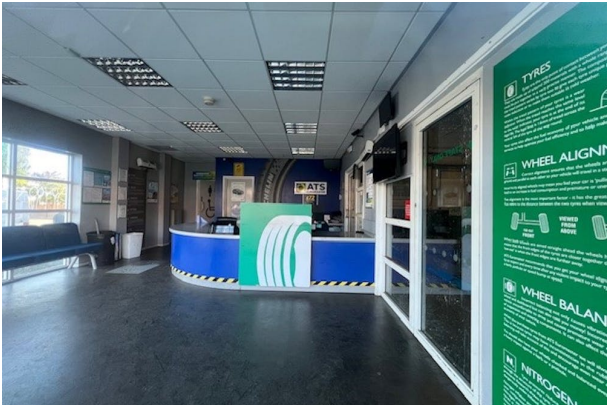
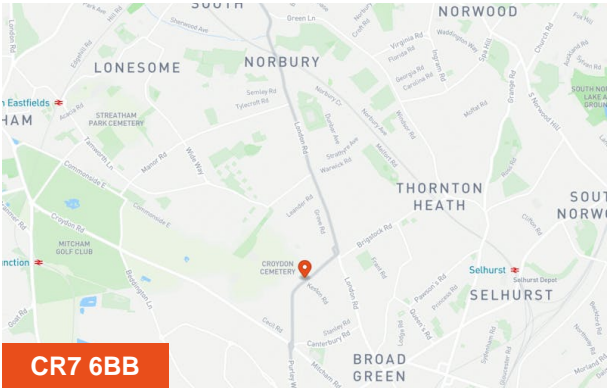
There will be designated viewing dates that are arranged through the sole selling agents Hartnell Taylor Cook.

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.



Viewing & Further Information

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