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property consultants

43 Cross Road | **East Croydon, CR0 6TB**
OFFICES & WAREHOUSE FOR SALE

43 Cross Road | East Croydon, CR0 6TB | FREEHOLD OFFICES & WAREHOUSE

- offices with adjoining warehouse
- small courtyard
- 246.19 m² (2,650 ft²) approx.
- b1 (office) & d2 (leisure) uses
- price: o.i.r.o. £400,000 freehold
- near east croydon station

DESCRIPTION

Ground and first floor offices with rear adjoining warehouse and small courtyard. 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. 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, 3 phase power, carpeted, grid suspended ceilings, fluorescent lighting and electric heating.

We understand that the premises have B1 (Office) and D2 (Leisure) uses.

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

(there is also a new *Westfield* Shopping Centre proposed within the next few years).

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	164.90	1,775	
First Floor	81.29	875	
Total	246.19 m²	2,650 ft²	N.I.A.

TENURE

Freehold, with full vacant possession provided on Completion.

BUSINESS RATES

We understand that the rateable value for the entire building is currently £18,000.

VIEWING

Strictly by appointment only, through sole selling agents: -

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