



**HENSHALL & PARTNERS**

REAL ESTATE ADVISORS



**14-20 Northwood Road,  
Thornton Heath CR7 8HQ**

**OF INTEREST TO OWNER OCCUPIERS,  
INVESTORS & DEVELOPERS**

# Summary

- Prominent **industrial site (B2 & B8 use)** available for sale, with accommodation extending **13,336sqft (GIA)**
- Sites measures approx **0.5-acres** with sizeable **front yard, off-street parking** and **street frontage**
- Accommodation is split across **2 x main warehouse buildings** to the rear and a **range of smaller outbuildings**
- Property is subject to a **lease agreement** on part of the site, paying a low rent of **£50,000pax** and requiring just **2-months notice for VP**
- Remainder of the site is **vacant and ready for immediate occupation**
- We are inviting offers in the region of **£1,500,000 (£112psf on GIA & approx £69psf on site area)** for the **freehold interest**

# Description

Freehold industrial site (0.5-acres), comprising **two warehouses**, an office building, workshops and a car park/forecourt (13,336sqft GIA).

The **two main warehouses** are located at the rear of the site and measure **5,706sqft** and **4,297sqft** respectively (measured plan available on request).

Both have **excellent ceiling heights**, ranging from **3-5 metres** and are **accessed via roller shutter doors**.

Adjacent to the warehouses sit **outbuildings**, which could be used for **storage purposes** or could be demolished to create a larger yard for **parking or loading**.

Site is likely to appeal to **local owner occupiers, investors, storage operators** and **developers**.

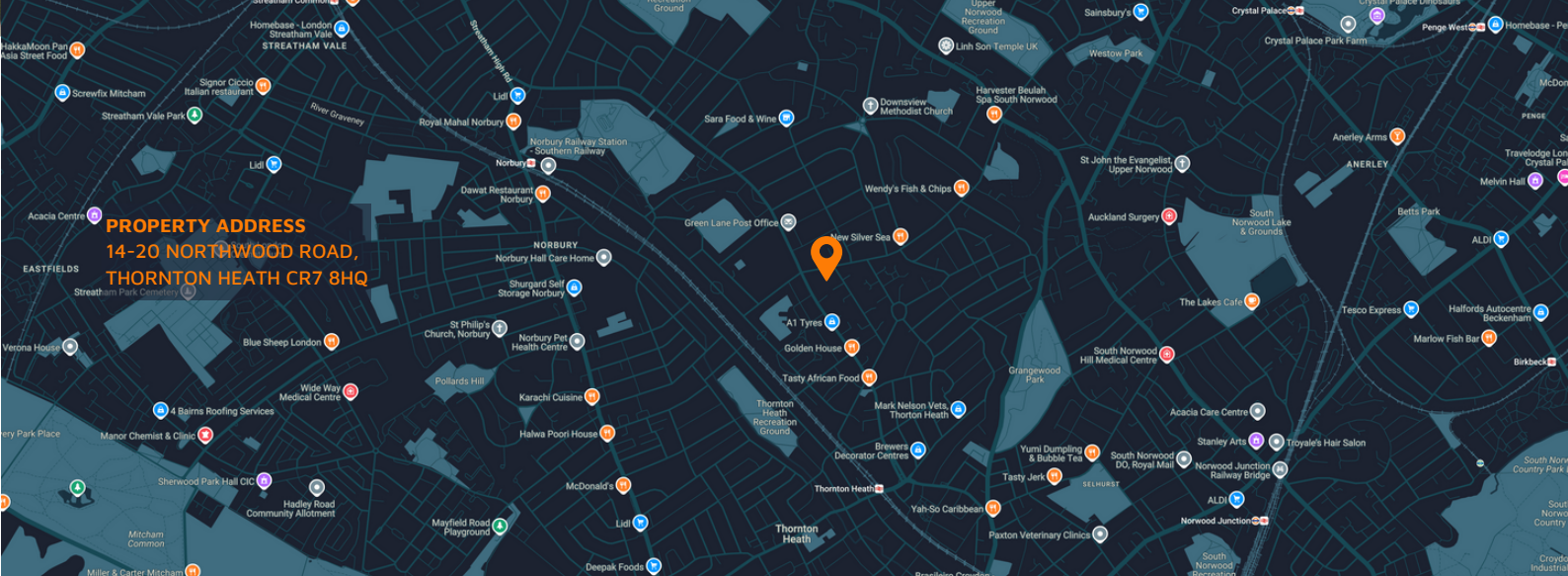


# Location

Property is situated prominently along **Northwood Road** in **Thornton Heath (LB of Croydon)**.

Located next to the **A23** providing **excellent road links** from the **M25** and into **Central London (under 10-miles)**. **Thornton Heath train station** (London overground & Southern Rail) also a short walk (**0.7-miles**) providing direct trains to **London Bridge** in **under 20-minutes**.

Site positioned within established industrial area, occupied by a **range of local and national businesses**. There is also a **dense residential population** locally, which will appeal to **distribution and trade counters**.





## Use-Class

The property currently benefits from **B2 & B8 uses (general industrial and storage)**.

Site will also offer occupiers **alternative uses** within **Use Classes B2, B8, E (e, f, g (ii) and e (iii)), F1 and Sui Generis (employment generating)** subject to planning.

## Tenancy

**Part of the site** benefits from a **flexible lease agreement** with a **hand car wash**.

The tenant pays a low rent of **£50,000pa** and **vacant possession** can be obtained with **2-months notice from either party**.

## Business Rates

**Business Rates payable** are estimated to be **£26,950pa**.

We recommend interested parties to make their own enquiries with the **London Borough of Croydon** to confirm exact figures.

## Terms

Inviting offers in the region of **£1,500,000 (£112psf on the GIA)** for the **freehold interest**. **VAT not applicable** on sale price.

We are appointed as joint selling agent alongside **Acorn Commercial**.

## CONTACT US



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