

Unit 5

Sutton Business Park, Wallington

SM6 7AH

UNIT TYPE Warehouse
TOTAL AREA 5,407 Sq Ft / 502 Sq M

RENT £6,667.00 PCM + VAT



UNIT TYPE Warehouse
TOTAL AREA 5,407 Sq Ft / 502 Sq M

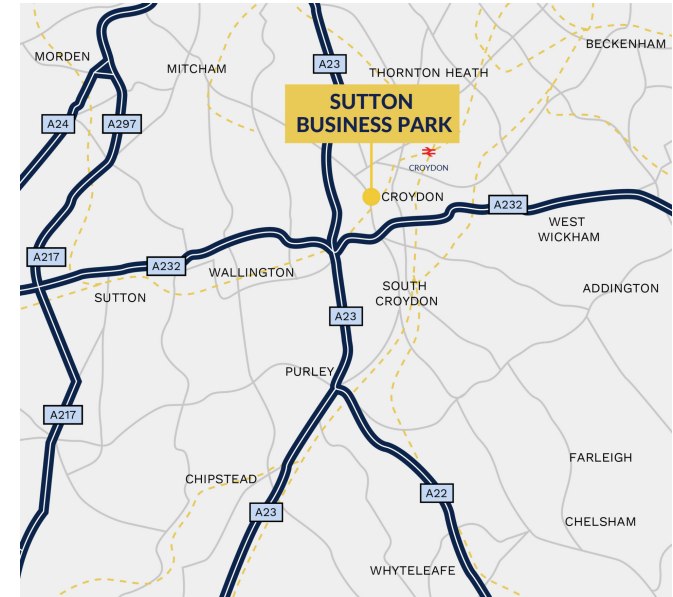
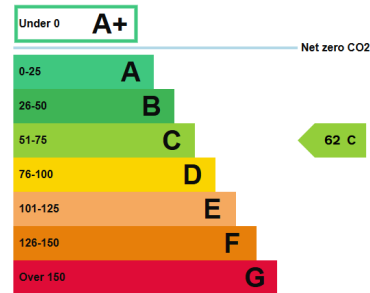
RENT £6,667.00 PCM + VAT

Prices shown are exclusive of VAT and business rates.
Service charge and insurance costs may also apply.

UNIT FEATURES & AMENITIES

- 3 Phase Power
- Allocated Parking
- Energy Efficient Lighting
- Kitchenette
- Office Space
- Roller Shutter
- WC

EPC RATING



DESCRIPTION

Unit 5 Sutton Business Park is a refurbished 5,407 sq.ft industrial unit in Hackbridge, just to the west of Croydon and northeast of Sutton. The unit benefits from two-storey office space, kitchenette and WC facilities, 6.8m eaves height at apex and two roller shutter loading doors.

The site offers a range of light industrial warehouse buildings ranging in size from 100 sq.ft to 11,500 sq.ft. and benefits from 24 hour security, CCTV and an on-site management and facilities team.

LOCATION

Located on Restmor Way less than 10 miles from Charing Cross, the business park benefits from excellent access into central London and the M23/M25 motorways. Just 0.5 miles away, Hackbridge Rail Station is within 25 minutes of London Victoria and one stop away from tram services to Wimbledon and East Croydon. Located close to the A23, nearby road networks provide good access to both Central London and the M23/M25 motorway network to the south.



Lottie Tumbridge
+44 (0) 20 8669 0011
lottie-sbc@capitalindustrial.co.uk

Capital Industrial prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Capital Industrial will not be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Capital Industrial may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goad Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316