



TO LET

2,137 Sq Ft

- Stepped rent incentives from £32,000 pa
- Ample car parking
- 24-hour access
- Newly refurbished exterior
- Three phase power
- Secure gated site

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 8, THE COURTYARD, 131 AURELIA ROAD, CROYDON, SURREY, CR0 3BF

Stepped rent incentives are available, with rent from **£32,000 per annum** in Year 1, rising to **£34,000 per annum** in Year 2 and **£36,000 per annum** in Year 3.

Unit 8 provides approximately **2,137 sq ft** of light industrial / warehouse accommodation within **The Courtyard**, a secure multi-let industrial estate on Aurelia Road in Croydon.

The unit benefits from **three phase power**, ample car parking, 24-hour access and a newly refurbished exterior. The secure gated estate environment makes the property well suited to occupiers seeking practical industrial, warehouse, storage or workshop accommodation in an accessible Croydon location.

The Courtyard is positioned within a mixed commercial and residential area, with nearby occupiers including trade, retail and storage businesses. The location provides convenient access to the **A23 Purley Way**, supporting connections across Croydon, South London and the wider road network.

TERMS:

New lease available direct from the Landlord on terms to be agreed (subject to contract).

Location

The Courtyard is located on **Aurelia Road**, approximately **2 miles north west of Croydon Town Centre**.

Aurelia Road is situated just off the **A23 Purley Way**, via Shamrock Road, providing access to the wider road network and links across London and the South East.

The property is surrounded by commercial and residential uses, with **Thornton Road Trading Centre** and **West Retail Park** immediately opposite. Surrounding occupiers include **Topps Tiles**, **Howdens**, **Big Yellow Storage**, **Al Murad Tiles**, **Carpentryright** and **Wren Kitchens**.

Nearby tram stops include:

Therapia Lane Tram Stop – approximately 0.4 miles

Ampere Way Tram Stop – approximately 0.57 miles

Beddington Lane Tram Stop – approximately 0.82 miles

Legal Costs

~][Property Legal Costs][~

Accommodation

The property provides approximately **2,137 sq ft** of light industrial / warehouse accommodation.

VAT

VAT may be applicable.

Planning Information

The property is suitable for light industrial, warehouse, storage or workshop use, subject to the necessary consents. Interested parties should make their own enquiries with the local planning authority to satisfy themselves that their proposed use is acceptable.

Additional Information

Rent

A stepped rent structure is available:

Year 1: £32,000 per annum exclusive

Year 2: £34,000 per annum exclusive

Year 3: £36,000 per annum exclusive

Viewing

Strictly by appointment through Petchey Holdings.

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