



TO LET

2,051 Sq Ft

- STEPPED RENT INCENTIVES From £41,020 (£20 psf)
- Electric roller shutter loading door
- Three phase power
- On-site parking
- High eaves height
- Office accommodation

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

UNIT 12, VALE INDUSTRIAL PARK, 170 ROWAN ROAD, LONDON, GREATER LONDON, SW16 5BN

Stepped rent incentives are available, with rent from £41,020 per annum (£20.00 psf) in Year 1.

Unit 12 forms part of the well-established Vale Industrial Park on Rowan Road in Streatham. The property provides approximately 2,051 sq ft of modern light industrial / warehouse accommodation with ancillary office space.

The unit is an end-of-terrace industrial / warehouse unit of steel portal frame construction with profile clad elevations. The accommodation benefits from practical loading access via an electric roller shutter loading door, together with three phase power, on-site parking, high eaves height and office accommodation.

The property is suitable for a range of industrial, storage and trade occupier requirements, subject to the necessary consents.

Location

Vale Industrial Park is situated on Rowan Road (B272) in Streatham, South London.

The estate provides strong connectivity to the A23 to the north and the A236 Croydon Road to the south. The property is located within the London Borough of Merton, approximately 6 km / 4 miles north of Croydon, and is well positioned for access to Croydon, Central London and the M25.

Nearby railway stations include:

Mitcham Eastfields Station – approximately 0.7 miles

Streatham Common Station – approximately 0.7 miles

Norbury Station – approximately 0.8 miles

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation

The property provides approximately 2,051 sq ft (191 sq m) of light industrial / warehouse accommodation with ancillary office space.

VAT

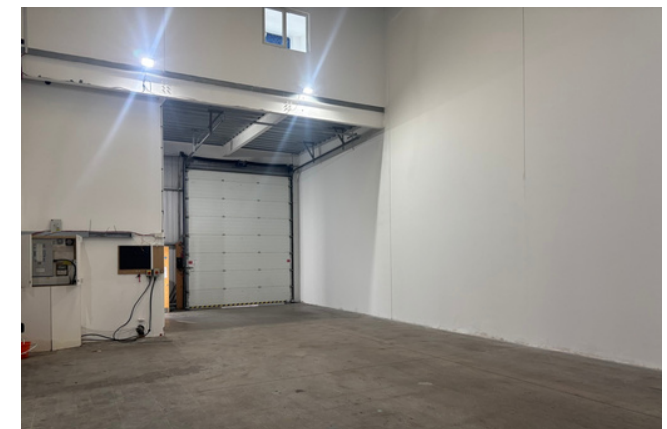
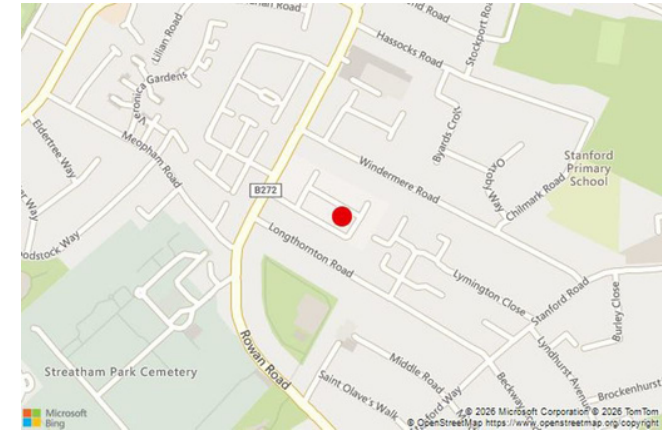
VAT may be applicable.

Planning Information

The property is suitable for a range of industrial, storage and trade occupier requirements, subject to the necessary consents.

Services

The property benefits from three phase power. Interested parties should satisfy themselves as to the availability and capacity of all services.



Additional Information

Rent

£41,020 per annum (£20.00 psf) in Year 1,
£43,071 per annum (£21.00 psf) in Year 2
£45,122 per annum (£22.00 psf) in Year 3.

Viewing

Strictly by appointment through Petchey Holdings.

Gordon Everard
geverard@petchey.co.uk 7549 669044