

TO LET

Unit 1, Brookmead Industrial
Estate, 2 Jessops Way, Croydon,
Surrey, CR0 4TS

6,403 sq ft

- Approx. 5,200 sq ft YARD AREA
- RECENTLY REFURBISHED
INTERNALLY AND EXTERNALLY
- 3 PHASE POWER
- LARGE ROLLER SHUTTER
- ALLOCATED PARKING WITH
LOADING DOOR

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

Unit 1, Brookmead Industrial Estate, 2 Jessops Way, Croydon, Surrey, CR0 4TS

Unit 1 provides approximately **6,403 sq ft** of modern light industrial / warehouse accommodation within Brookmead Industrial Estate in Croydon.

The property comprises a semi-detached industrial unit of steel portal frame construction, with brick and profile steel-clad elevations. The accommodation includes an **open-plan warehouse area, first-floor office accommodation, WC and kitchen facilities.**

The unit benefits from **3 phase power, a large roller shutter loading door and a demised forecourt providing parking, loading space and electric vehicle charging provision.**

The property has recently been **refurbished internally and externally** to a high standard, offering well-presented and practical accommodation for a range of warehouse, storage, distribution or industrial occupiers, subject to the necessary consents. Externally, the estate benefits from a **secure gated entrance, with a large forecourt area** supporting goods loading and parking.

Location

Brookmead Industrial Estate is located in a prominent position on **Jessops Way**, at its junction with **Beddington Lane (B272)** in **Croydon**.

The estate benefits from excellent transport links and is in close proximity to **Mitcham Road (A236)**, **Croydon Road (A232)** and **Purley Way (A23)** via the Coomber Way link road.

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation

The property provides approximately 6,403 sq ft of light industrial / warehouse accommodation, including first-floor office accommodation.

VAT

VAT may be applicable.

Planning Information

Interested parties should make their own enquiries

Additional Information

Rent

£10,000 per calendar month exclusive

Viewing

Strictly by appointment through Petchey Holdings.

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