

# Roman Industrial Estate

Tait Road Croydon CR0 2DT  
Warehouse | 1,322 - 7,069 ft<sup>2</sup>



Close to Croydon town centre



10 miles from Central London



Fully refurbished



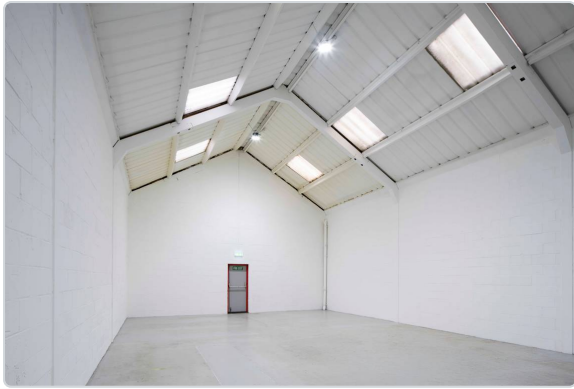
4.6 m eaves height



On-site parking

Available to Let





## Description

Roman Industrial Estate has a convenient location within 10 miles of central London. The unit has a roller shutter loading door and separate personnel door. Each unit has two car parking spaces and separate loading bays to the front. There is three-phase electricity and WC facilities.

## Location

Roman Industrial Estate is well located on Tait Road in Croydon. The estate is accessed via Gloucester Road which in turn connects to Lower Addiscombe Road (A222). The property is just 0.9 miles north of Croydon town centre and within 9 miles south of Central London. Selhurst Railway Station is approximately 0.5 miles North of the property, providing train links to East Croydon, London Victoria and Milton Keynes Central. East Croydon Railway Station is approximately 0.6 miles south of the property providing direct links to London and the South East

## Further information

### EPC

Unit 3: D, Unit 5: C,  
Unit 7: D, Unit 10: D,  
Unit 13: C

### Rent

Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

### Terms

Available on new full repairing and insuring leases.

### Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 3	Warehouse	1,638	Immediately	2,935
Unit 5	Warehouse	1,376	Immediately	2,465
Unit 7	Warehouse	1,322	Immediately	2,370
Unit 10	Warehouse	1,330	Immediately	2,385
Unit 13	Warehouse	1,403	Immediately	2,515
<b>Total</b>		<b>7,069</b>		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

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