

LOT 47

On the instructions of
Croydon College

45 Imperial Way, Croydon, Surrey CR0 4RR

Long Leasehold Vacant Factory & Offices

Location & Description

A detached 1970's industrial building with ancillary two storey offices on an established industrial estate, on the western side of Imperial Way which links directly with Purley Way (A22) to the west of Croydon. Junction 7 of the M25 motorway is about 3 miles away and Waddon mainline station about 1 mile.

Accommodation

Work area, ancillary training area, office and kitchen:
approximately 3,035 sq ft (3.07 sq m)
Large yard with parking for about 45 cars.

Total site area: approximately 1.37 acres (0.554 hectare)

Lease Details

70 year lease from July 1972 subject to a ground rent currently £63,000 pa with reviews every 10 years

Note

The property has been fitted out and used for motor vehicle training purposes. Other features include a new roof and water tank.

Offered **VACANT** for **IMMEDIATE OCCUPATION**

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GUIDE PRICE: £70,000 plus