For Sale
Industrial

Site with development potential
409-411 Croydon Road, Caterham, Surrey, CR3 6PP

- 7,809 Sq Ft (725.46 Sq M)
- Established industrial/offices and yard
- Development potential subject to consents
- About 1 mile north of Caterham town centre
The property is situated approximately one mile north of Caterham town centre on the west side of the Croydon Road, a short distance from the Wapses Lodge roundabout at the junction with the A22 Caterham bypass.

The A22 links with the M25 about 3.1 miles to the south at Junction 6. Caterham railway station provides a regular train service directly to London Bridge and Victoria Stations with an average journey time of around 50 – 55 minutes.

**Description**

The property comprises an amalgamation of a number of buildings arranged around a central yard. The buildings have been used over many years for industrial purposes with ancillary offices and storage.

The buildings include a two storey office, industrial unit with steel truss roof and converted former residential dwelling.

- Established industrial, offices and yard
- Converted former dwelling house
- Development potential subject to consent
- About 1 mile north of Caterham town centre

**Accommodation**

The property comprises approximate gross internal areas as follows:-

<table>
<thead>
<tr>
<th>Floor areas</th>
<th>SQ FT</th>
<th>SQ M</th>
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</thead>
<tbody>
<tr>
<td>2 storey offices</td>
<td>1,835</td>
<td>170.49</td>
</tr>
<tr>
<td>Link block (flat roof)</td>
<td>1,294</td>
<td>120.23</td>
</tr>
<tr>
<td>Workshop</td>
<td>2,574</td>
<td>239.12</td>
</tr>
<tr>
<td>Office link</td>
<td>526</td>
<td>48.91</td>
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<tr>
<td>Converted house</td>
<td>1,580</td>
<td>146.71</td>
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<tr>
<td>Total GIA approx</td>
<td>7,809</td>
<td>725.46</td>
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**Terms**

Freehold – offers invited. Please refer to the selling agent for further details.

**EPC**

Category D (87). Please contact the agent for a copy of the certificate and report.

**Viewing and Further Information**

Viewing strictly by prior appointment with the sole agent:

Charles Wood
Lambert Smith Hampton
01483 538181
07702 883486
cwood@lsh.co.uk

24th February 2016