

FOR SALE / TO LET

INDUSTRIAL AND WAREHOUSE – 6,847 SQ FT

Unit 1, Mariner Business Centre, 1 Kings Way, Croydon, Surrey, CR0 4GE

DESCRIPTION
The unit comprises an end-terrace steel portal frame industrial / warehouse unit of part block construction with metal sheet cladding. The warehouse is accessed via a single roller shutter door and benefits from a ground floor reception/offices, kitchen and breakout area, first floor offices and mezzanine. Externally, there is a loading area, 5 allocated parking spaces and additional visitor parking spaces.

LOCATION
Mariner Business Park is situated on Kings Way which connects with the A23 Purley Way via the B271 Stafford Road or via Queen's Way/ The A23 provides easy access to the M23 at Junction 8 and the M25 at Junction 7, both of which are approximately 8 miles to the south.

Croydon is approximately 10 miles south of Central London with the property being located approximately 1.5 miles to the south west of Central Croydon.

Public transport links are via numerous bus services along the Purley Way, Stafford Road, Waddon Railway Station or Wandle Park Tramlink which are all within one mile.

ACCOMMODATION (GROSS INTERNAL AREA)

FLOOR	SQ FT	SQ M
GF Warehouse & Office / Reception	4,366	405.59
First Floor Office	1,784	165.80
Mezzanine	697	64.9
TOTAL	**6,847**	**636.10**

AMENITIES
- 3 Phase Electricity
- Ground- and first-floor offices
- Eaves height of 7.12m rising to 8.05m
- WCs on the ground and first floors
- Modern unit constructed in 2007
- 5 car parking spaces with additional visitor parking
- Loading bay

PRICE
Offers are invited.

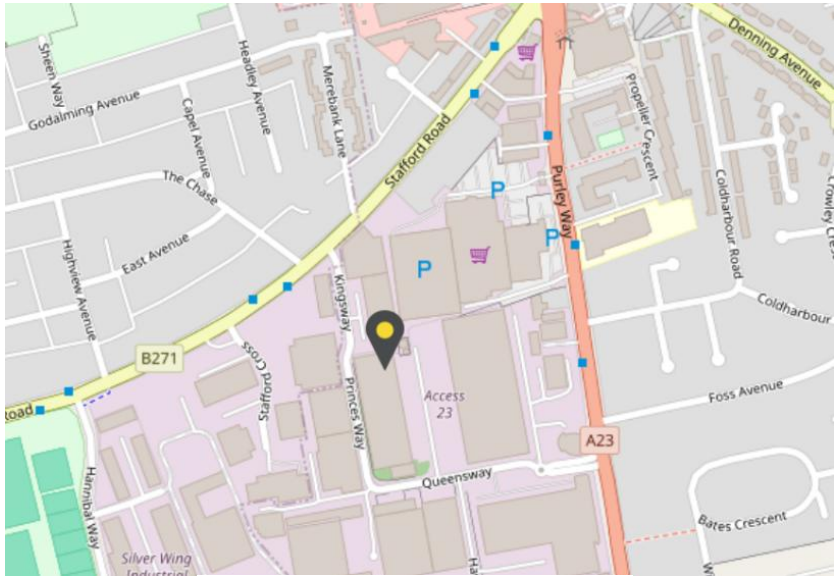
RENT
£65,000 per annum exclusive

RATES
Rateable value from 2026 - £100,000.

VAT
The property is elected for VAT

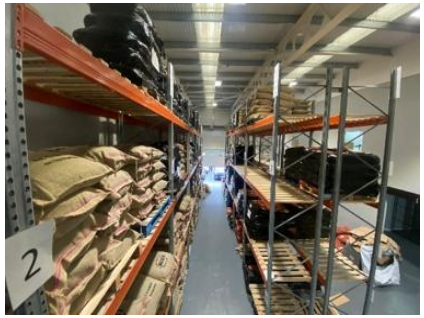
LEGAL COSTS
Each party is to be responsible for their own legal costs.

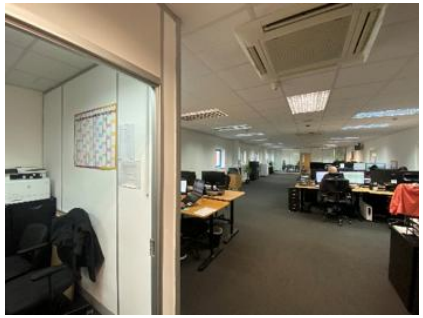
EPC
The property has an EPC rating of D.



© OpenStreetMap contributors









VIEWINGS – 01273 876 200

Rachel Good **t:** 020 7758 3282 **e:** rgood@shw.co.uk

Alex Gale **t:** 020 8662 2704 **e:** agale@shw.co.uk

SHW Property

SHW Property

MAKING PROPERTY WORK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316