

TO LET

INDUSTRIAL WAREHOUSE. 3112 SQ FT (289.11 SQM)

Unit 10 Spitfire Business Park, 1 Hawker Road, Croydon, CR0 4WD

Rent | £50,000 Per Annum

Industrial / Warehouse Unit To Let

28 September 2026

DESCRIPTION
A mid-terraced unit, which has a full height electrically operated shutter loading door to the front and internal eaves height of 6.5 metres. The ground floor is currently used largely for storage as well as distribution with a mezzanine creating a part first floor used for office space and storage. The unit has disabled WC facilities and on site parking.

LOCATION
The property is located on the Spitfire Business Park, on Hawker Road in Croydon. Spitfire Business Park is located fronting the A23 Purley Way south of Croydon town centre. Waddon railway station is within one mile and via the A23 there is easy access to the M25 & M23 at Junction 7 and access to the M25 at Junction 6 approximately 8 miles to the south.

ACCOMMODATION (GIA)

	SQ FT	SQ M
Ground Floor	2,057	191.08
First Floor	1,055	97.94
TOTAL	**3,112**	**289.11**

AMENITIES
- Eaves height of 6.5m
- LED lighting
- W/C facilities
- Three phase electricity
- On-site Parking

RENT
£50,000 per annum.

TENURE
The unit is available on a new full repairing and insuring lease on terms to be agreed.

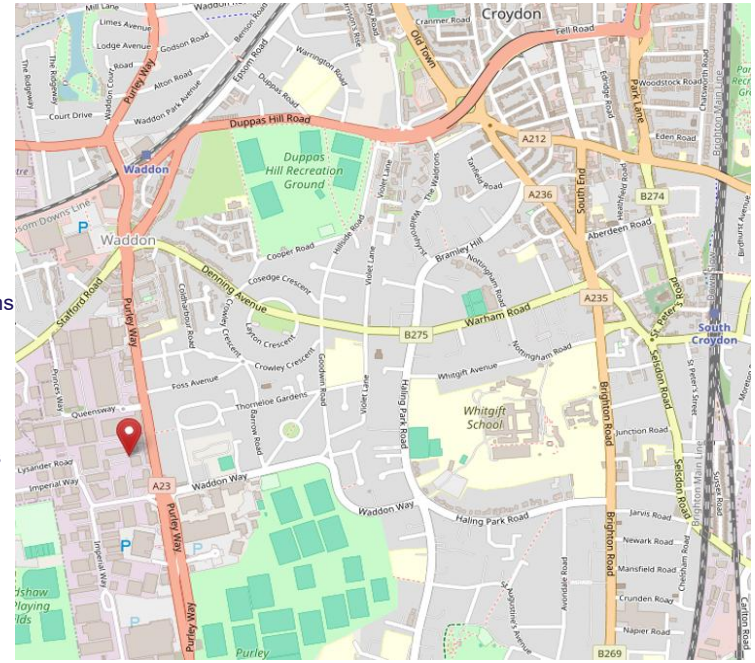
RATES
Rateable Value - £48,000 (2026).

This is for guidance only and cannot be relied upon, interested parties should check rates payable with the local council.

VAT
VAT will be applicable.

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

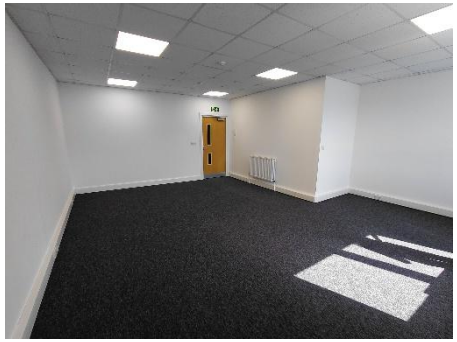
EPC
The EPC rating is C.



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VIEWINGS –

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