

# THORNTON ROAD INDUSTRIAL ESTATE

CROYDON ▲ SURREY ▲ CR0 3EU ▲ ///ODDLY.MELT.POWERS



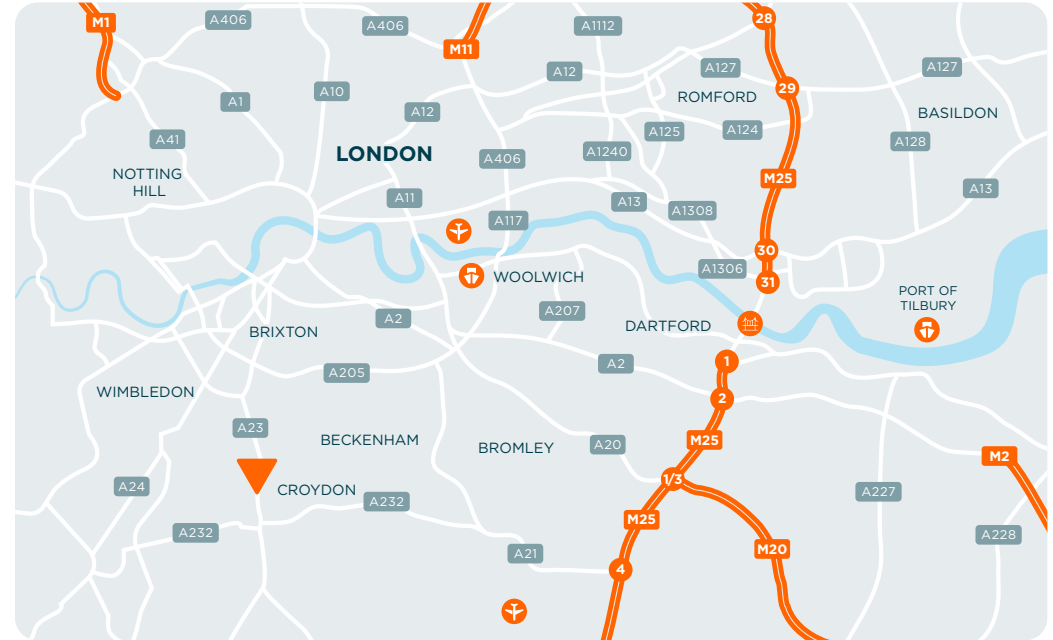
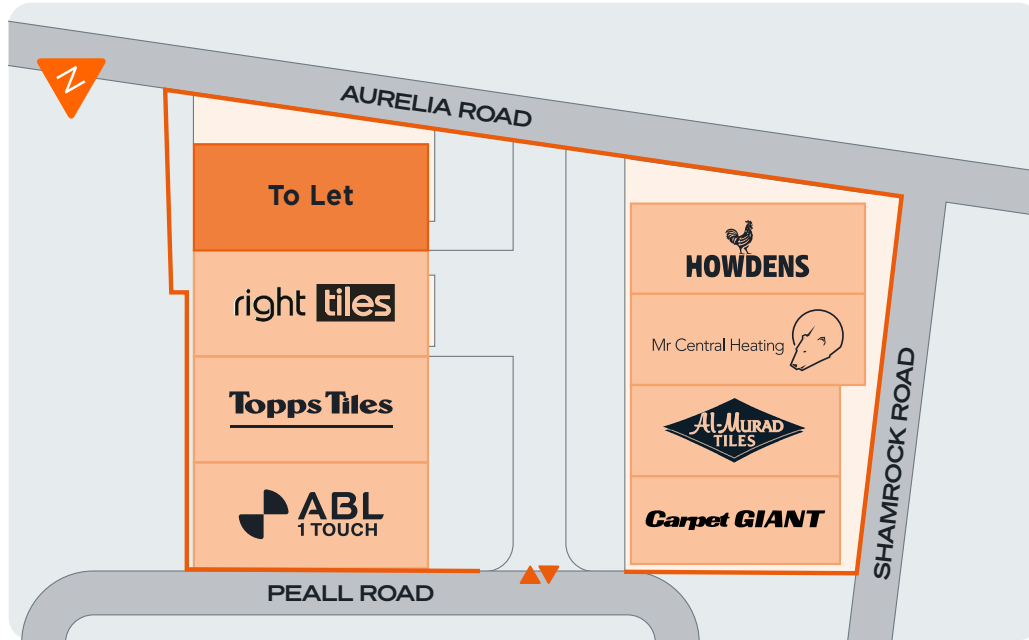
TRADE / WAREHOUSE / INDUSTRIAL UNIT  
UNIT 8 - 11,438 SQ FT - TO LET

- ▶ Refurbished Unit
- ▶ New Lease Available

- ▶ Proven Industrial/  
Trade Location
- ▶ Flexible Terms

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These units are located on Thornton Road Trade Centre, just off Thornton Road (A23) in Croydon. The estate is located immediately north of the Purley Way, approximately 10 minutes from Ampere Way Tram Station, giving access to London Overground services at East Croydon Station (10 minutes), Mitcham Junction (8 minutes) and Wimbledon (20 minutes). The A23 links Central London (8 miles) with the M25 at Junction 7 (10 miles), providing access to the national motorway network.

| Unit 8                         | Area (Sq Ft)  |
|--------------------------------|---------------|
| Warehouse                      | 10,408        |
| Office                         | 1,030         |
| <b>Total (Approximate GIA)</b> | <b>11,438</b> |



LED Lighting



First Floor Offices



10% Roof Lights



Steel Portal Frame Construction



35 kN/m2 Floor loading



B2, B8 & E Class Consents

## Further Information:

For further information please contact the joint agents:



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**EPC**  
EPC available on request.



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