COMMERCE TRADE PARK

4 COMMERCE WAY | CROYDON | CRO 4YN /// **wipe.grace.news**

NO RATES TO PAY UNTIL 2027

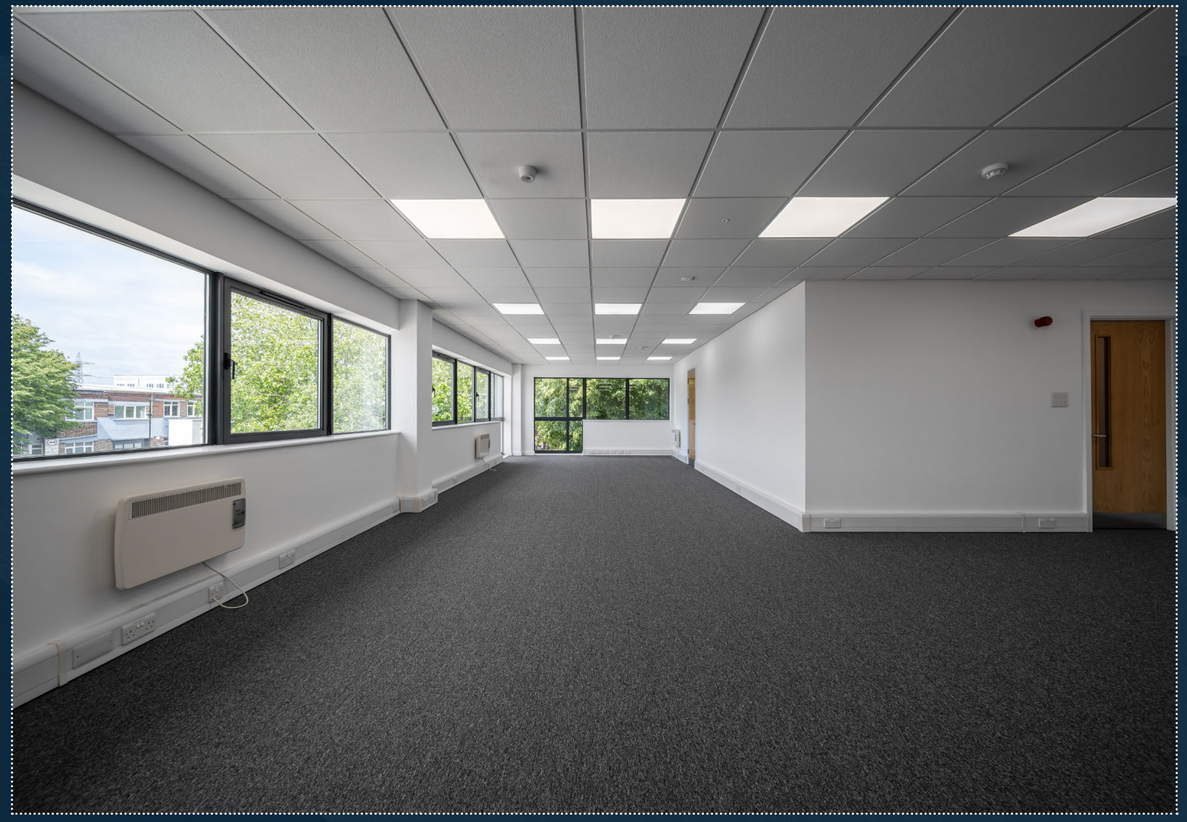


TO LET

INDUSTRIAL/WAREHOUSE/ TRADE UNITS FROM 3,830 – 4,253 SQ.FT



Unit 1 Ground Floor



Unit 1 First Floor

Electric Loading Door (x1 per unit)

Fitted First Floor Offices

6.8m Clear Height

Waddon Train Station: 17 minute walk

Wandle Park Tram stop: 10 minute walk

Junction 7 (M25): 13 miles

LED Lighting

Central London: 10.8 miles

On-site Parking



AVAILABILITY

UNIT 1	Size (SQ M)	Size (SQ FT)
Ground Floor Warehouse	260.5	2,804
Office	95.9	1032
TOTAL	356.4	3,836

UNIT 4	Size (SQ M)	Size (SQ FT)
Ground Floor Warehouse	260.3	2,802
Office	95.5	1,028
TOTAL	355.8	3,830

UNIT 5	Size (SQ M)	Size (SQ FT)
Ground Floor Warehouse	308.5	3,321
Office	86.6	932
TOTAL	395.1	4,253

UNIT 7	Size (SQ M)	Size (SQ FT)
Ground Floor Warehouse	304.2	3,275
Office	86.9	935
TOTAL	391.1	4,210

Approximate Gross Internal Areas

FURTHER INFORMATION

EPC
Unit 1 - B, **Unit 4** – C, **Unit 5** – B, **Unit 7** – B

VAT
VAT is applicable to all terms quoted.

TERMS
The units are available on new full repairing & insuring leases on terms to be agreed.

RENT
On application.

BUSINESS RATES
Interested parties are advised to make their own enquiries with the local council.

RATEABLE VALUES
Unit 1 - £66,500, **Unit 4** - £65,500, **Unit 5** - £72,500, **Unit 7**- £70,500

INSPECTIONS
Inspections are by appointment only and can be arranged by contacting a member of the Knight Frank and SHW team below.

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