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TO LET

INDUSTRIAL/TRADE COUNTER/SHOWROOM UNIT – 6,218 SQ FT (577.65 SQ M)

Unit 4, Croydon Valley Trade Park, Therapia Lane, Croydon, CR0 3DY

Rent | £21.50 per sq ft — Industrial / Trade Counter / Showroom Unit — 20 October 2026

DESCRIPTION
Unit 4 is a highly prominent steel portal frame trade counter / warehouse property, with a clear height of 6.6m rising to 8.3m at the apex. The property is served via an up and over electric loading door and benefits from first floor offices and welfare. The unit has been fully refurbished and can be combined with Unit 5, totalling approx. 10,152sq ft.

LOCATION
Croydon Valley Trade Park occupies a highly prominent position on the corner of Beddington Farm Road and Coomber Road. The estate forms part of the Purley Way commercial area which includes many industrial/warehouse properties. Local trade operators include Bathroom & Plumbing Superstore, Tiles DIY, Wurth, Tile Giant, GFS Car Parts, Auto Windscreens, GAP and National Windscreens. The estate is located opposite Therapia Lane Tram station, offering access within 22 minutes into Croydon town centre, while also linking the property to Mitcham and East Croydon station, providing access into central London within 45 minutes.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground	5,615	521.63
First	603	56.02
TOTAL	**6,218**	**577.65**

AMENITIES
- Fully refurbished
- Prominent location
- Alternative uses considered subject to planning
- First floor offices
- 6.6m clear height
- Close proximity to Therapia Lane Tram Stop
- Can be combined with Unit 5

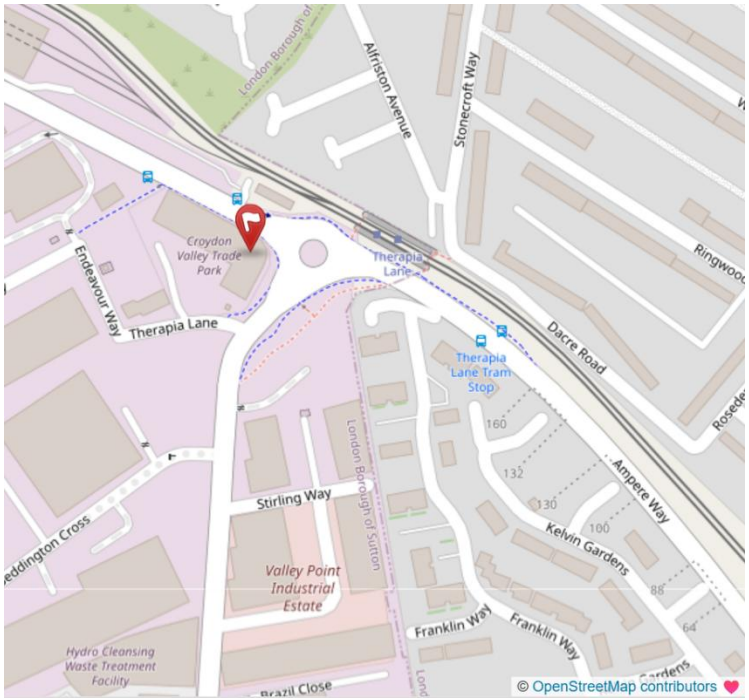
RENT
£21.50 per sq ft.

RATES
The Rateable Value is to be reassessed.

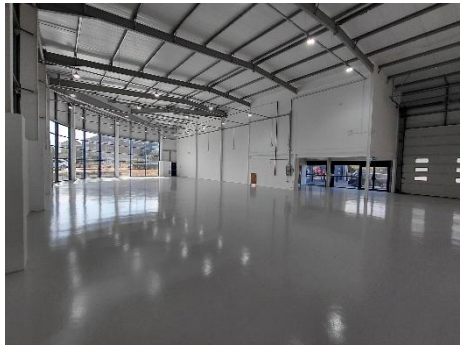
VAT
VAT will be charged on the quoting terms.

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

EPC
The property has an EPC rating of B.











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