

STAFFORD CROSS

TO LET | REFURBISHED INDUSTRIAL WAREHOUSE

UNIT 8A: 4,240 sq ft (393.91 sq m)

STAFFORD ROAD | CROYDON | CR0 4TU | what3words.com/ruler.bench.retail



Fully Refurbished

6.5m eaves height

First floor offices

Ground floor reception

Level loading door

On site car Parking spaces

WC facilities

Secure yard

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DESCRIPTION

Unit 8a comprises a warehouse / industrial unit with a ground floor warehouse and reception area together with WC facilities. The first floor provides office accommodation. There is a self-contained yard to the rear of the property and on-site parking to the front. The unit has been fully refurbished.

SPECIFICATION

- Fully refurbished
- 6.5m max eaves
- First floor offices
- Kitchenette
- Reception
- Level loading door
- Car parking spaces
- WC facilities
- Secure Yard





8A

ACCOMMODATION

UNIT 8A	SQ FT	SQ M
WAREHOUSE	3,463	321.72
FIRST FLOOR OFFICE	777	72.19
TOTAL	**4,240**	**393.91**




HAIR & BEAUTY






CENTRAL LONDON
A232
A232
DUPPAS HILL
Waddon
PLOUGH LANE
SANDY LANE
THE CHASE
PLOUGH LANE
STAFFORD ROAD
A23
PURLEY WAY
DENNING AVENUE
COLDHARBOUR ROAD
LAYTON CRES
CROWLEY CRES
BARROW ROAD
A236
STAFFORD CROSS
IMPERIAL WAY
WADDON WAY
CRAWLEY

STAFFORD CROSS

LOCATION

Stafford Cross Business Park is prominently located on the south side of Stafford Road (B271) close to its junction with Horatius Way.

Within a short distance is Fiveways junction and the Purley Way (A23) which gives direct access to Central London to the north and the M25/ M23 interchange to the south.

Click here to see 360° panorama.

DISTANCE	MILES
A23 Purley Way	0.2
East Croydon	2.2
M25 J7	8.3
M23 J6	8.3
Gatwick Airport	16.9
Heathrow Airport	22.6
London	10.7

EAST CROYDON	MINS
London Victoria	16
London Bridge	15
Brighton	55
Gatwick	15



TERMS
The units are available on a new lease direct from the Landlord on terms to be agreed.

RENT
On application

RATES
Interested parties should make their own enquiries with the local authority.

SERVICE CHARGE
Details on request.

VAT
The properties are elected for VAT.

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

EPC
UNIT 8A has an EPC rating of B49.

www.staffordcross.co.uk



VIEWING
Strictly by appointment via the joint agents.

SHW SHW.CO.UK
020 8662 2700

Robert Bradley-Smith
rbradley-smith@shw.co.uk
07469 854 799

Rachel Good
rgood@shw.co.uk
07740 449 381

JLL
property.jll.co.uk

Peter Davidson
peter.davidson@jll.com
07920 597 574

Jacob Bishop
jacob.bishop@jll.com
07709 515 033

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