



MAKING
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TO LET

INDUSTRIAL AND WAREHOUSE – 3,326 SQ FT (308.99 SQ M)

Unit 2, 79 Sumner Road, Croydon, Surrey, CR0 3LN

DESCRIPTION

The property comprises a mid-terrace unit of steel frame construction with brick and cladded elevations. Portal ground floor comprises warehouse space benefitting from an eaves height of 6m, an electric roller shutter loading door and first floor office space to the front. Externally, the property benefits from a loading area and 7 car parking spaces.

The unit is to be fully refurbished and available from November 2025.

LOCATION

The property is located on the southern side of Sumner Road (A213) approximately 0.5 miles from Croydon Town Centre.

Within walking distance is West Croydon Railway/Tram Station and Reeves Corner Tram stop.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Warehouse	2,880	267.55
First Floor Office	446	41.43
TOTAL	3,326	308.98

Subject to a measured survey

AMENITIES

- Fully refurbished
- Eaves height of 6m
- Electric roller shutter loading doors
- Three phase power
- Kitchen facilities
- Generous car parking

RENT

£19.50 per sq ft.

RATES

Rateable Value - £52,500 (2026).

VAT

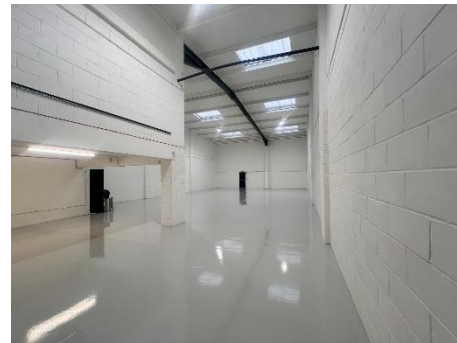
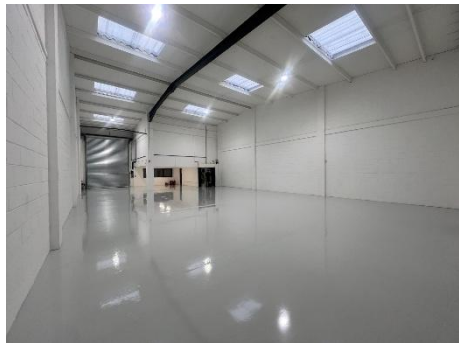
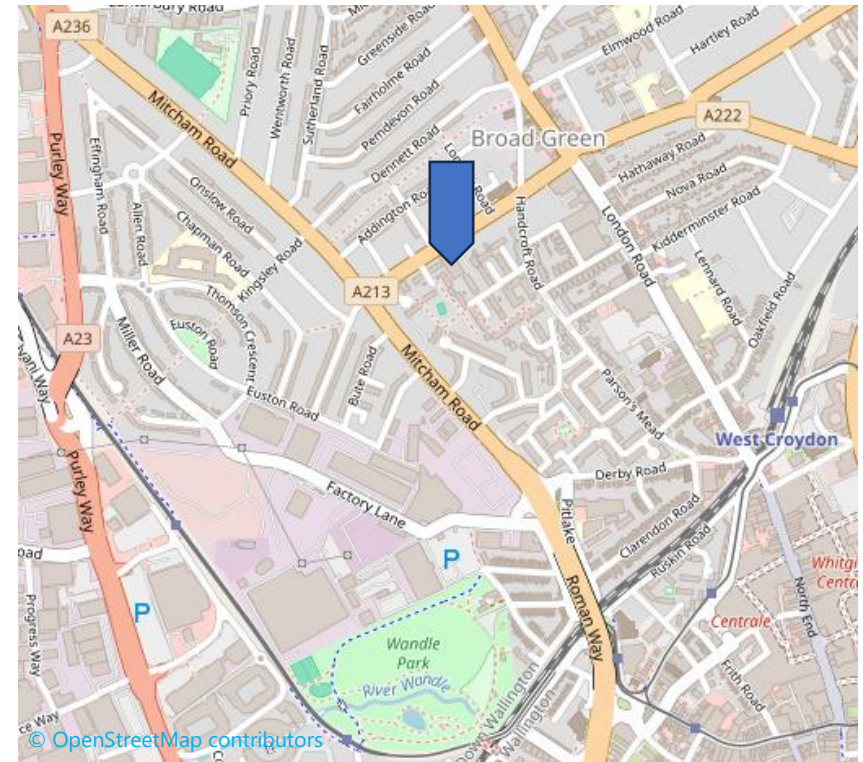
VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of D.

**VIEWINGS – 020 8662 2700**

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