



# UNIT 4 STAFFORD CROSS, STAFFORD ROAD, CROYDON, SURREY CR0 4TY



## WAREHOUSE UNIT – TO LET

**12,100 sq ft (1,124.14 sq m)**

### Location

Stafford Cross Business Park is prominently located on the southern side of Stafford Road (B271) close to its junction with Horatius Way and within a short distance of the Fiveways junction with the A23, Purley Way. The A23 gives direct access to central London to the north and to the M25/M23 interchange to the south approximately 9 miles which gives access to the national motorway network.

### Description

The property is a semi-detached warehouse unit of portal frame construction with profile metal cladding and brick elevation. The unit has ground and first floor offices to the front with electrically operated loading door to the front. The unit offers ladies, gents and disabled persons WC facilities.

### Rent

£165,000 per annum exclusive

### Accommodation (approx GIA)

	SQ FT	SQM
Ground Floor Warehouse	8,944	830.94
Ground Floor Office & Ancillary	1,578	146.60
First Floor Offices	1,578	146.60
<b>Total</b>	<b>12,100</b>	<b>1,124.14</b>

### Key Benefits

- ✓ 7.9m to eaves height
- ✓ 14 on-site car parking spaces
- ✓ Three phase electricity
- ✓ 3.8m wide by 5m high loading door



Omnibus, Lesbourne Road, Reigate, Surrey RH2 7LD

**01737 243 328**

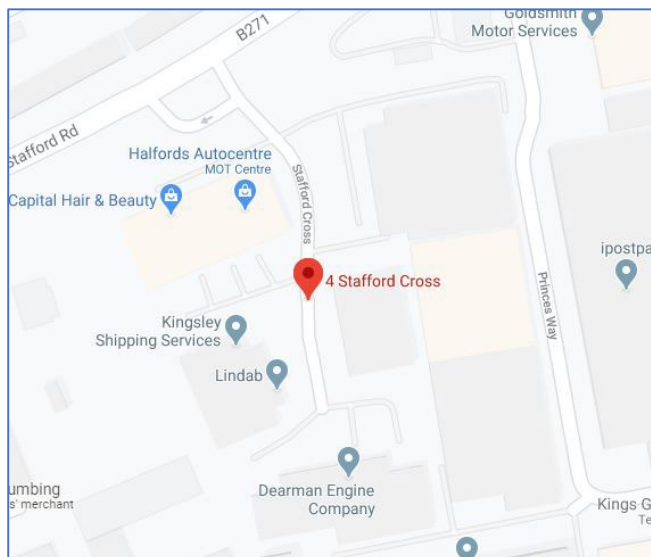
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## Location Plans



## Terms

Available on a new lease for a term to be agreed.

## Rates

Interested parties should make their own enquiries of the London Borough of Croydon Business Rates Department – 020 8667 8385.

## EPC

A new EPC will be commissioned.

## Legal Costs

Each party is to bear their own legal costs.

For further information contact:

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