

To Let

UNITS 7 & 8 COMMERCE PARK, COMMERCE WAY, CROYDON, SURREY CR0 4YL

20,193 sq ft (1,875.95m²)



- A new long-term lease direct from the landlord.
- Large yard and parking area.
- Excellent connectivity to M25 and Central London
- Modern high bay warehouse up to 9.63 m to the haunch
- Undergoing extensive refurbishment
- Two full height loading doors

Location

The property is located on Commerce Park which is accessed via Commerce Way off the A23 Purley Way. There are good road communications with Central London (approx 10 miles to the north) and the M23 / M25 motorways (approx 9 miles to the south). The Croydon Tramlink is within walking distance.

Description

The premises comprise two interconnecting units of steel portal framed construction, situated on the extremely popular gated industrial estate. The warehouse benefits from 7.51m to underside of haunch rising to 9.63m, along with 2 full height loading doors. At the front of the unit there is generous yard and parking facilities with potential to create secure fencing around this area if required. There is also office accommodation on part 1st floor mezzanine along with disabled WCs and shower facilities on the ground floor. The space is undergoing refurbishment and will be available from the beginning of 2021.

Floor Area

| | | |
|---------------------|---------------------|--------------------------------|
| Grd Floor Warehouse | 18,157 sq ft | (1,686.80m ²) |
| First Floor Offices | 2,036 sq ft | (189.15m ²) |
| Total | 20,193 sq ft | (1,875.95m²) |

Term

A new lease is available direct from the landlord.

Rent

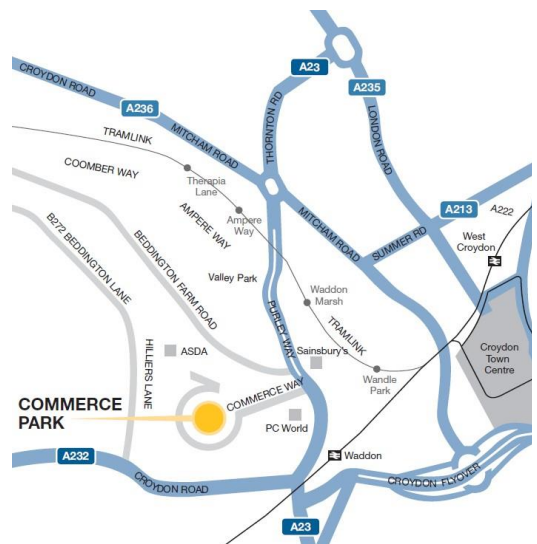
£305,000 per annum.

Business Rates

Rates payable approximately £77,000 per annum.

Estate Charge

TBC



Viewings by appointment via joint agents,
Altus Group and Medway & Law:

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