



**STAFFORD  
CROSS**

**TO LET | REFURBISHED INDUSTRIAL WAREHOUSES**  
**UNIT 8A: 4,240sq ft & UNIT 5: 7,828 sq ft**

**STAFFORD ROAD | CROYDON | CRO 4TU | [what3words.com/ruler.bench.retail](https://what3words.com/ruler.bench.retail)**





UNIT 8A

UNIT 5



Unit 8A refurbished  
Unit 5 to be refurbished



6.5m eaves  
height



First floor  
offices



Ground floor  
reception



Level loading  
door



On site car  
Parking spaces



WC  
facilities



Secure  
yard













## 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.

**Unit 5** is currently being refurbished to the same standard as the images shown of Unit 8A. Available May 2025.

## SPECIFICATION

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





# ACCOMMODATION

	UNIT 8A	UNIT 5
WAREHOUSE	3,463 sq ft	6,664 sq ft
FIRST FLOOR OFFICE	777 sq ft	1,164 sq ft
<b>TOTAL</b>	<b>4,240 sq ft</b>	<b>7,828 sq ft</b>





UNIT 8A ENTRANCE



UNIT 8A



UNIT 5



UNIT 8A FIRST FLOOR OFFICE





CENTRAL LONDON

A232

Waddon

A232

DUPPAS HILL

A236

A23

SANDY LANE

PLOUGH LANE

THE CHASE

STAFFORD ROAD

STAFFORD CROSS

IMPERIAL WAY

PURLEY WAY

COLDHARBOUR ROAD

DENNING AVENUE

CROWLEY CRES

LAYTON CRES

BARROW ROAD

WADDON WAY

CRAWLEY



## 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.

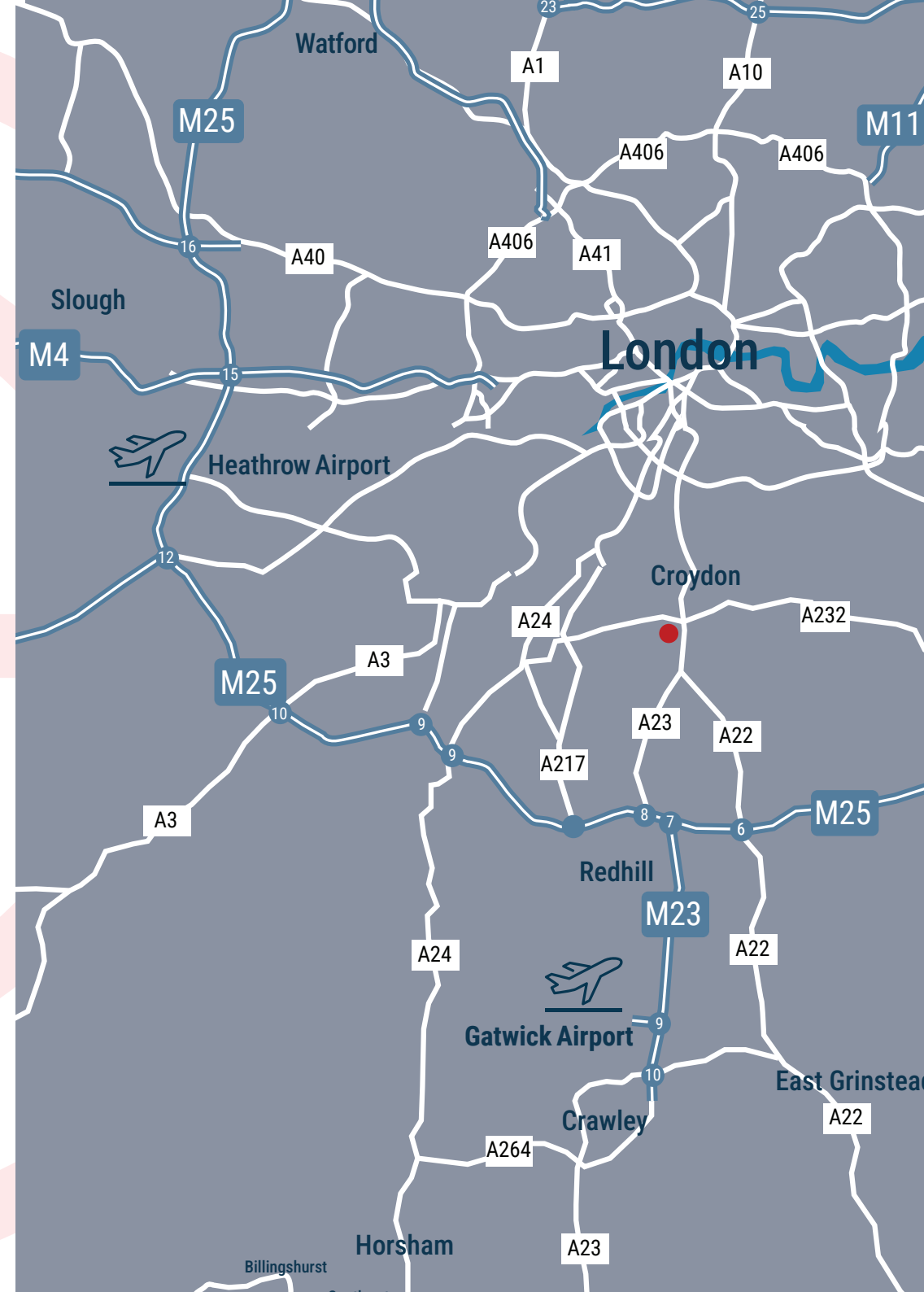
[Click here](#) to see 360° panorama.



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.

Unit 5 to be reassessed following refurbishment.

[www.staffordcross.co.uk](http://www.staffordcross.co.uk)

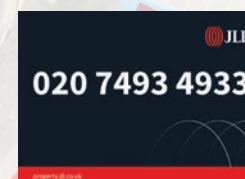


## VIEWING

Strictly by appointment via the joint agents.



**Robert Bradley-Smith**  
robert.bradley-smith@ryan.com  
07469 854799



**Tim Clement**  
tim.clement@jll.com  
07970 092974

**Tessa English**  
tessa.english@jll.com  
07710 059767



Disclaimer: Altus Group and JLL for themselves and for the vendors or lessors of this property whose agents they give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of the property, (iii) no person in the employment of Altus Group or JLL has the authority to make or give any representation or warranty whatever in relation to the property. Compiled February 2025

STAFFORD ROAD | CROYDON | CRO 4TU | [what3words.com/ruler.bench.retail](http://what3words.com/ruler.bench.retail)