



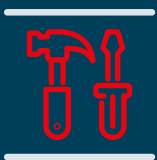
**STAFFORD  
CROSS**

**TO LET | REFURBISHED INDUSTRIAL WAREHOUSE**  
**UNIT 5: 7,828 sq ft (727.25 sq m)**

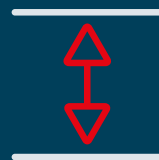
**STAFFORD ROAD | CROYDON | CRO 4TU | [what3words.com/ruler.bench.retail](https://www.what3words.com/ruler.bench.retail)**



UNIT 5



Fully refurbished



6.5m eaves height



First floor offices



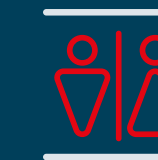
Ground floor reception



Level loading door



On site car Parking spaces



WC facilities



Secure yard



## DESCRIPTION

**Unit 5** 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 side 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



## ACCOMMODATION

UNIT 5	Sq Ft	Sq M
WAREHOUSE	6,664	619.11
FIRST FLOOR OFFICE	1,164	108.14
<b>TOTAL</b>	<b>7,828</b>	<b>727.25</b>





CENTRAL LONDON



Waddon



A232

DUPPAS HILL

A232

A236

A23



PLOUGH LANE

SANDY LANE

THE CHASE

PLOUGH LANE

STAFFORD ROAD



STAFFORD CROSS

IMPERIAL WAY

PURLEY WAY

COLDHARBOUR ROAD

DENNING AVENUE

LAYTON CRES

CROWLEY 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.

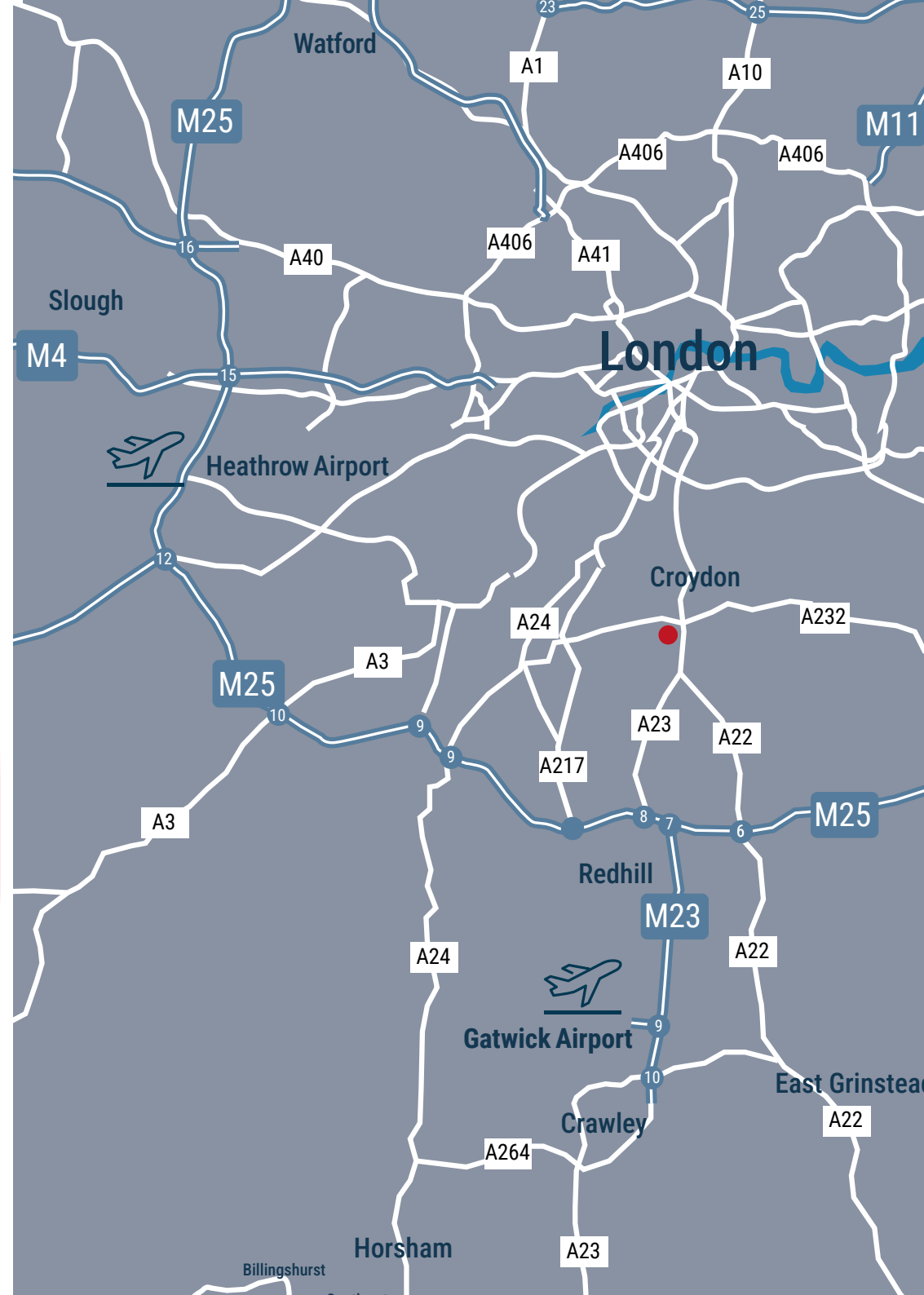
[Click here](#) to see 360° panorama.



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 5 has an EPC rating of B49.

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



## VIEWING

Strictly by appointment via the joint agents.



### Robert Bradley-Smith

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### Peter Davidson

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