



**STAFFORD
CROSS**

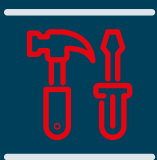
TO LET | REFURBISHED INDUSTRIAL WAREHOUSES
UNIT 6: 6,187 sq ft & UNIT 7: 6,198 sq ft

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

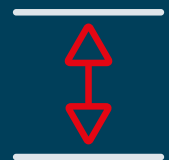


UNIT 7

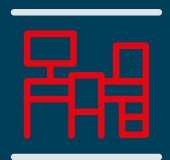
UNIT 6



Fully refurbished



6.5m eaves height



First floor offices



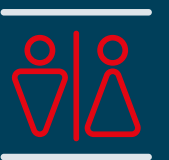
Ground floor reception



Level loading door



On site car Parking spaces



WC facilities



DESCRIPTION

Units 6 & 7 comprise warehouse/industrial units with ground floor reception and warehouse together with WC facilities. The units could be combined to create one larger unit. The first floor provides office accommodation. There is on-site parking to the front. The units have been fully refurbished.

SPECIFICATION

- ⊕ Fully refurbished units
- ⊕ 6.5m max eaves
- ⊕ First floor offices
- ⊕ Kitchenette
- ⊕ Reception
- ⊕ Level loading door
- ⊕ Car parking spaces
- ⊕ WC facilities



ACCOMMODATION

	UNIT 6 sq ft	UNIT 7 sq ft
WAREHOUSE	4,609	4,618
GROUND FLOOR ANCILLARY	789	790
FIRST FLOOR OFFICE	789	790
TOTAL	6,187	6,198
COMBINED TOTAL	12,385	





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





STAFFORD CROSS

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

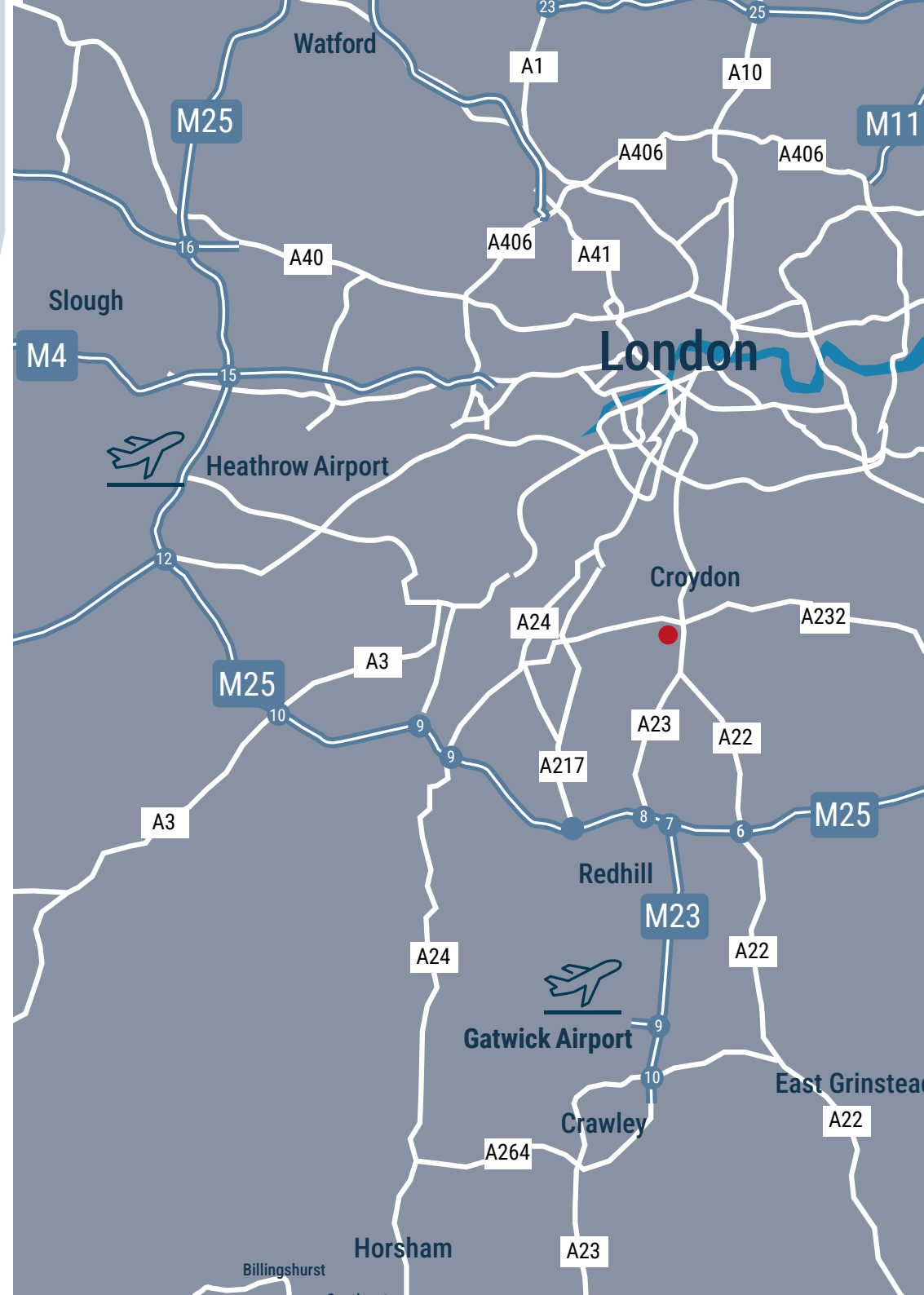
A23 Purley Way	0.2
East Croydon	2.2
M25 J7	8.3
M23 J6	8.3
Gatwick Airport	16.9
Heathrow Airport	22.6
London	10.7



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 6 & 7 will be re-assessed following refurbishment.

www.staffordcross.co.uk



VIEWING

Strictly by appointment via the joint agents.



Robert Bradley-Smith

rbradley-smith@shw.co.uk
07469 854 799

Rachel Good

rgood@shw.co.uk
07740 449 381



Peter Davidson

peter.davidson@jll.com
07920 597 574

Jacob Bishop

jacob.bishop@jll.com
07709 515 033



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