



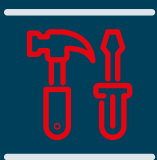
**STAFFORD  
CROSS**

**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)**

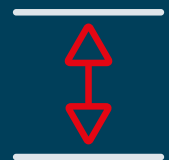


UNIT 7

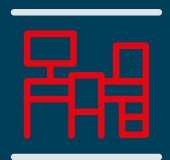
UNIT 6



Fully refurbished



6.5m eaves height



First floor offices



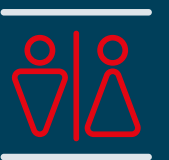
Ground floor reception



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
<b>TOTAL</b>	<b>6,187</b>	<b>6,198</b>
<b>COMBINED TOTAL</b>	<b>12,385</b>	





CENTRAL LONDON



Waddon



STAFFORD CROSS

CRAWLEY



A232

A232

DUPPAS HILL

A23

A236

PLOUGH LANE

SANDY LANE

THE CHASE

PLOUGH LANE

STAFFORD ROAD

PURLEY WAY

DENNING AVENUE

COLDHARBOUR ROAD

CROWLEY CRES

LAYTON CRES

BARROW ROAD

IMPERIAL WAY

WADDON WAY



# 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

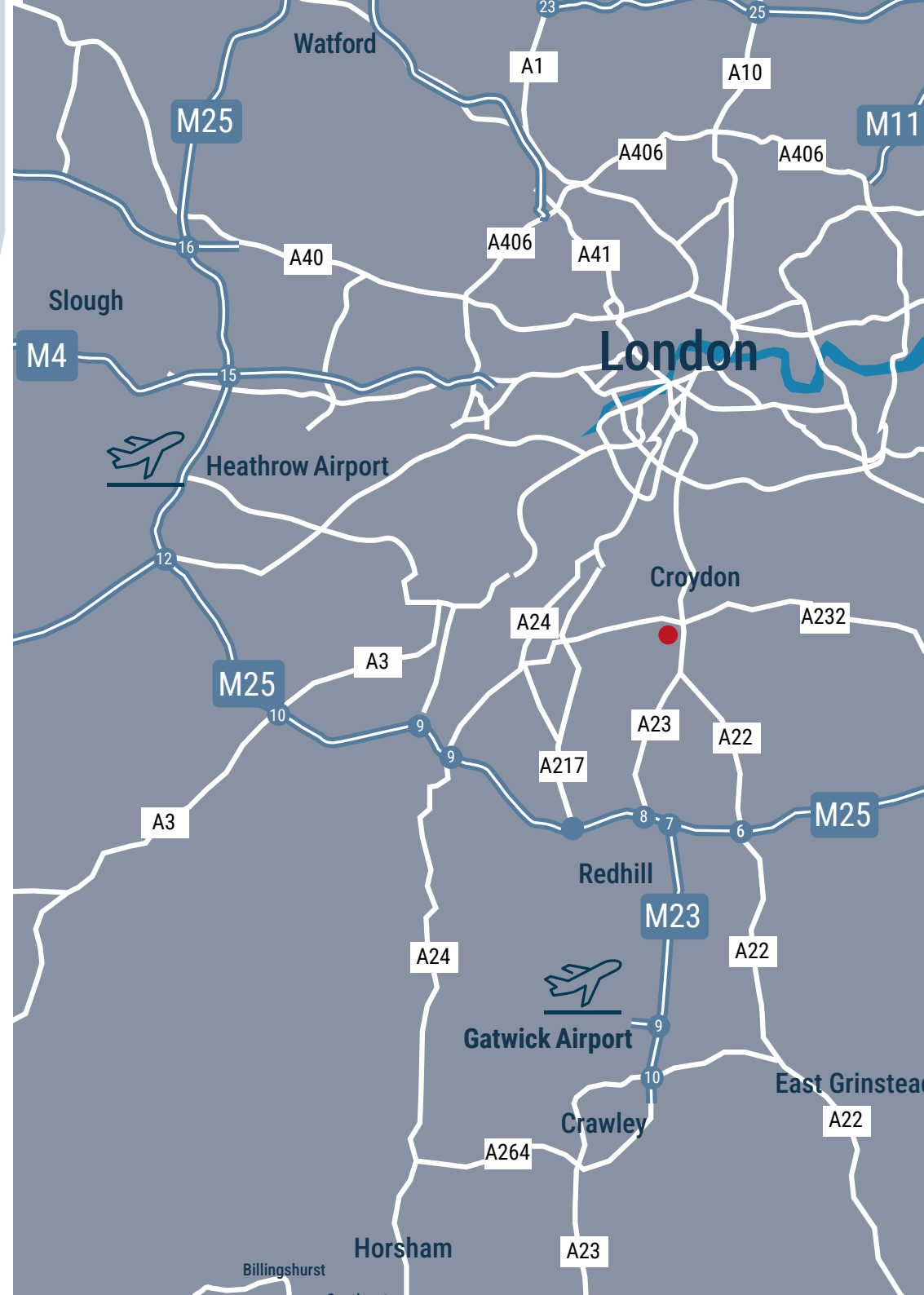
A23 Purley Way	0.2
East Croydon	2.2
M25 J7	8.3
M23 J6	8.3
Gatwick Airport	16.9
Heathrow Airport	22.6
London	10.7



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



## VIEWING

Strictly by appointment via the joint agents.



### Robert Bradley-Smith

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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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