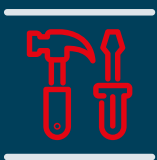


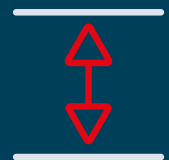


**STAFFORD  
CROSS**

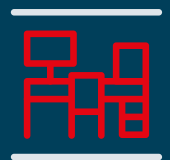
**TO LET | REFURBISHED INDUSTRIAL WAREHOUSES**  
**UNIT 6: 6,187 sq ft & UNIT 7: 6,198 sq ft**  
**STAFFORD ROAD | CROYDON | CRO 4TU | [what3words.com/ruler.bench.retail](https://www.what3words.com/ruler.bench.retail)**



Fully  
refurbished



6.5m eaves  
height



First floor  
offices



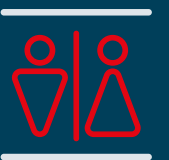
Ground floor  
reception



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



A232

DUPPAS HILL

A232

A236

A23



STAFFORD ROAD

PURLEY WAY

DENNING AVENUE

COLDHARBOUR ROAD

CROWLEY CRES

LAYTON CRES

BARROW ROAD

WADDON WAY

IMPERIAL WAY

CRAWLEY



PLOUGH LANE

SANDY LANE

THE CHASE

PLOUGH LANE



**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

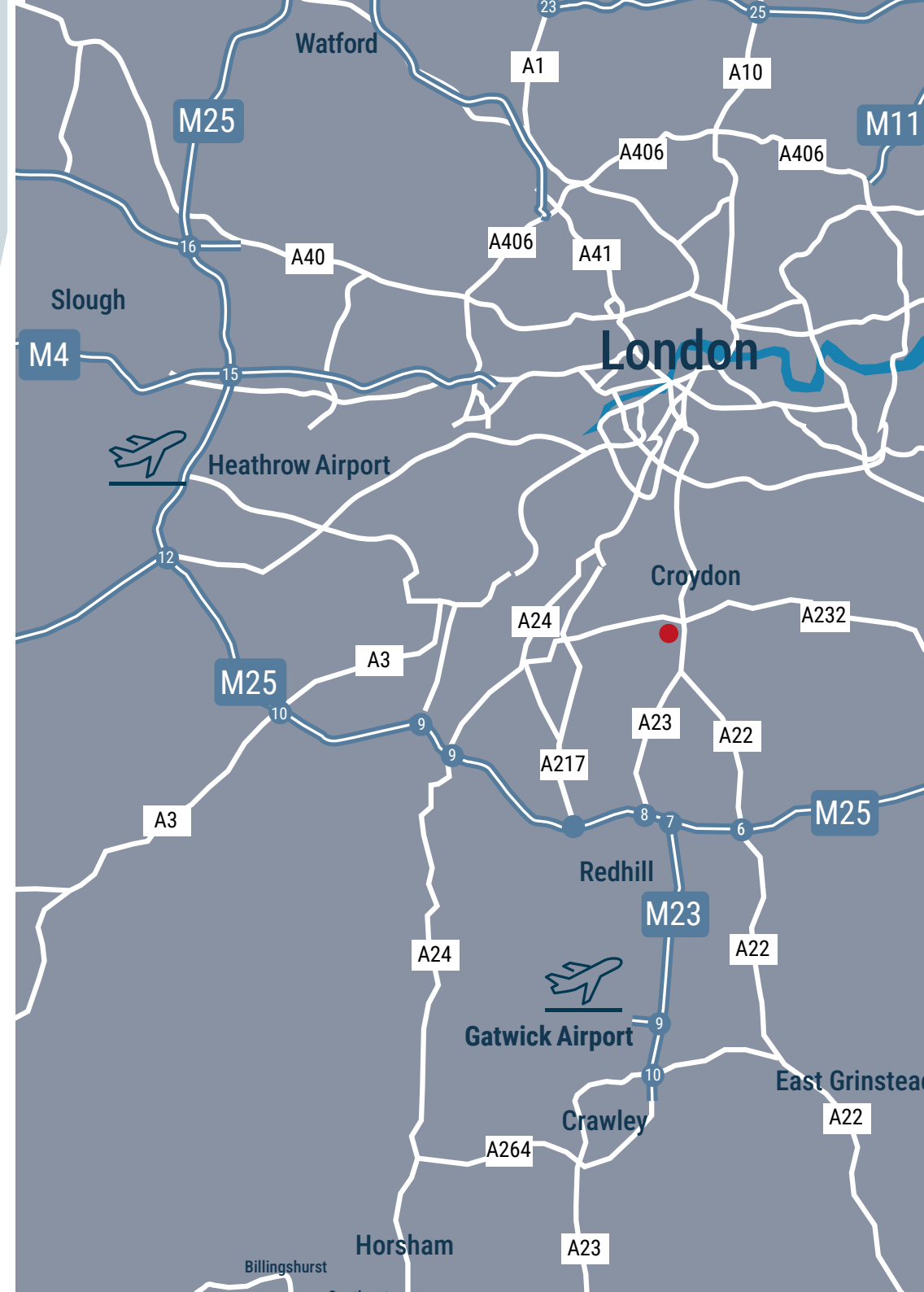
A23 Purley Way	0.2
East Croydon	2.2
M25 J7	8.3
M23 J6	8.3
Gatwick Airport	16.9
Heathrow Airport	22.6
London	10.7



### 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

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



Disclaimer: SHW and JLL for themselves and for the vendors or lessors of this property whose agents they are 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 SHW or JLL has the authority to make or give any representation or warranty whatever in relation to the property. Compiled June 2026 DMC

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