

**CURRENTLY UNDER OFFER**



**STAFFORD  
CROSS**

**TO LET**

**REFURBISHED INDUSTRIAL WAREHOUSE**

**UNIT 8A: 4,240 sq ft (393.91 sq m)**

STAFFORD ROAD

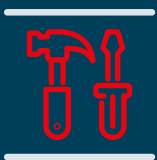
CROYDON

CRO 4TU

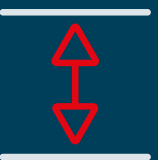
[what3words.com/ruler.bench.retail](https://www.what3words.com/ruler.bench.retail)



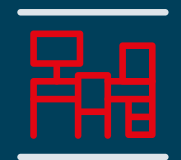
Unit 8a



Fully Refurbished



6.5m eaves height



First floor offices



Ground floor reception



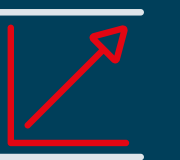
Level loading door



On site car Parking spaces



WC facilities



Secure yard



## DESCRIPTION

**Unit 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.

## SPECIFICATION

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





8A

# ACCOMMODATION

UNIT 8A	SQ FT	SQ M
WAREHOUSE	3,463	321.72
FIRST FLOOR OFFICE	777	72.19
<b>TOTAL</b>	<b>4,240</b>	<b>393.91</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

DENNING AVENUE

COLDHARBOUR ROAD

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.

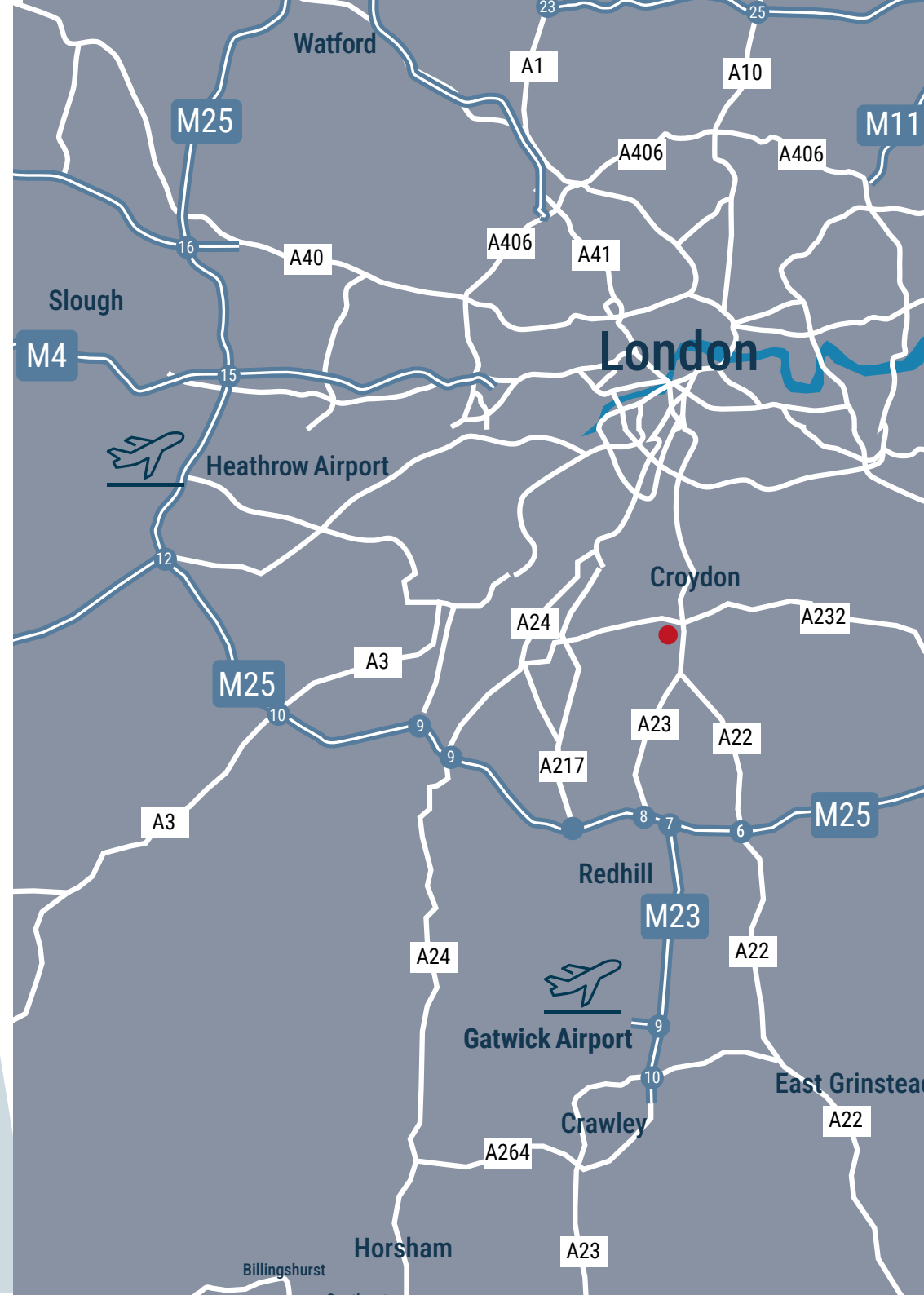
[Click here](#) to see 360° panorama.



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 8A 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

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 

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