

CURRENTLY UNDER OFFER



**STAFFORD
CROSS**

TO LET

REFURBISHED INDUSTRIAL WAREHOUSE

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

STAFFORD ROAD

CROYDON

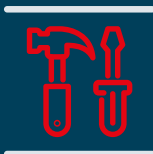
CRO 4TU

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



UNIT 8A

KFLB109



Fully
Refurbished



6.5m eaves
height



First floor
offices



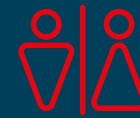
Ground floor
reception



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
TOTAL	4,240	393.91



CENTRAL LONDON



Waddon



A232

A232

DUPPAS HILL

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.

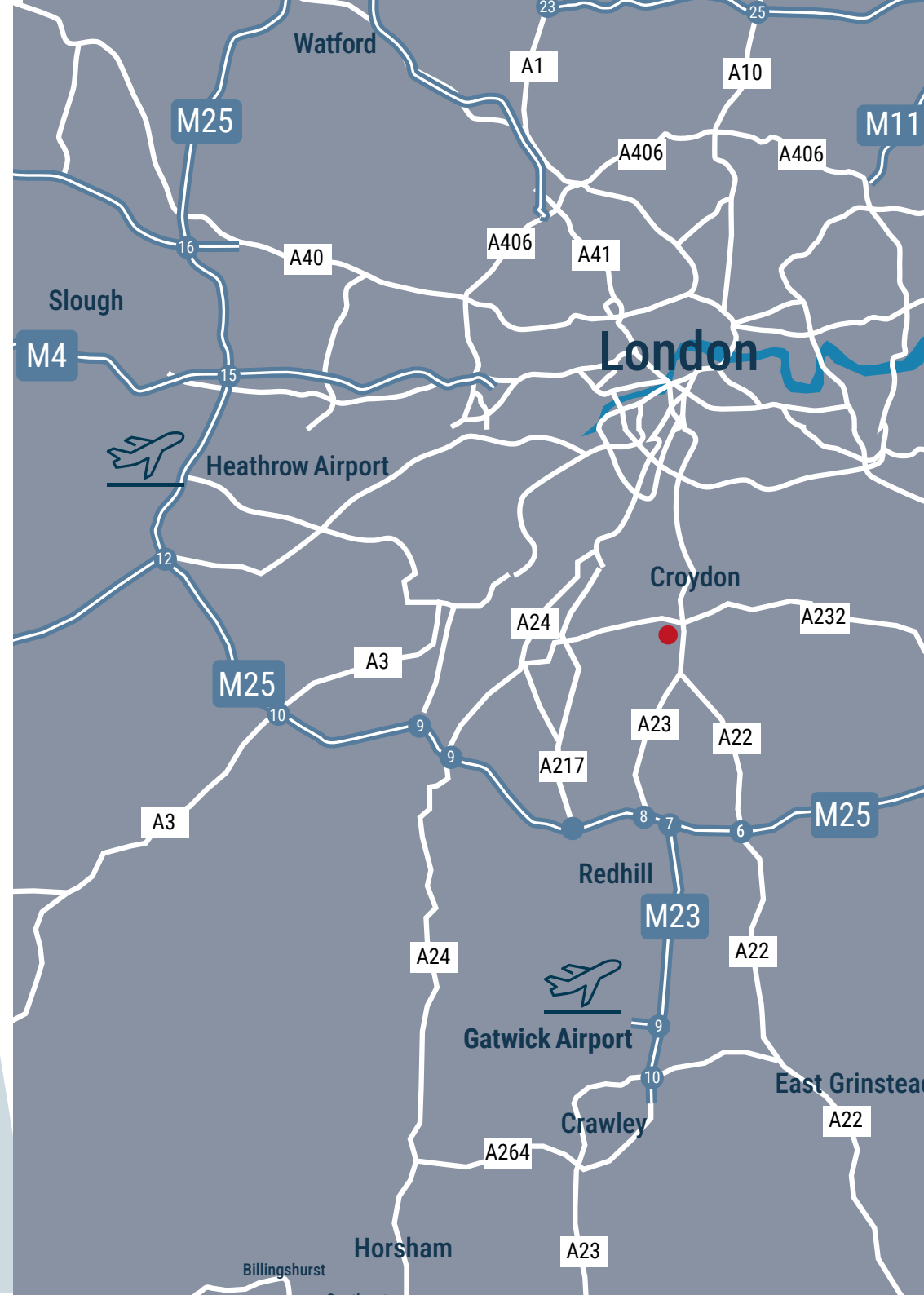
[Click here](#) to see 360° panorama.



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 8A has an EPC rating of B49.

www.staffordcross.co.uk



VIEWING

Strictly by appointment via the joint agents.



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