



**STAFFORD
CROSS**

TO LET | REFURBISHED INDUSTRIAL WAREHOUSE
UNIT 5: 7,828 sq ft (727.25 sq m)

STAFFORD ROAD | CROYDON | CRO 4TU | what3words.com/ruler.bench.retail



UNIT 5



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 5 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 side of the property and on-site parking to the front. The unit has been fully refurbished.

SPECIFICATION

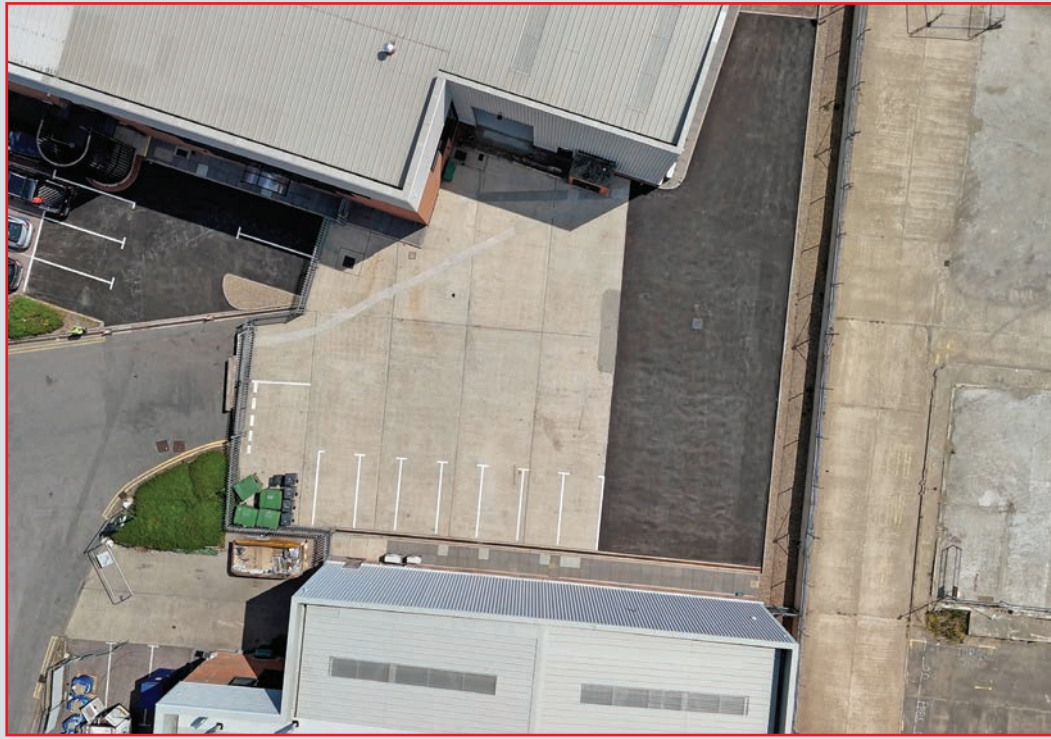
- Ⓢ Fully refurbished
- Ⓢ 6.5m max eaves
- Ⓢ First floor offices
- Ⓢ Kitchenette
- Ⓢ Reception
- Ⓢ Level loading door
- Ⓢ Car parking spaces
- Ⓢ WC facilities
- Ⓢ Secure Yard





ACCOMMODATION

UNIT 5	Sq Ft	Sq M
WAREHOUSE	6,664	619.11
FIRST FLOOR OFFICE	1,164	108.14
TOTAL	7,828	727.25





CENTRAL LONDON

A232

Waddon

A232

DUPPAS HILL

A236

A23

SANDY LANE

PLOUGH LANE

THE CHASE

STAFFORD ROAD



STAFFORD CROSS

IMPERIAL WAY

CRAWLEY

PURLEY WAY

DENNING AVENUE
COLDHARBOUR ROAD

CROWLEY CRES
LAYTON CRES

BARROW ROAD

WADDON WAY



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.

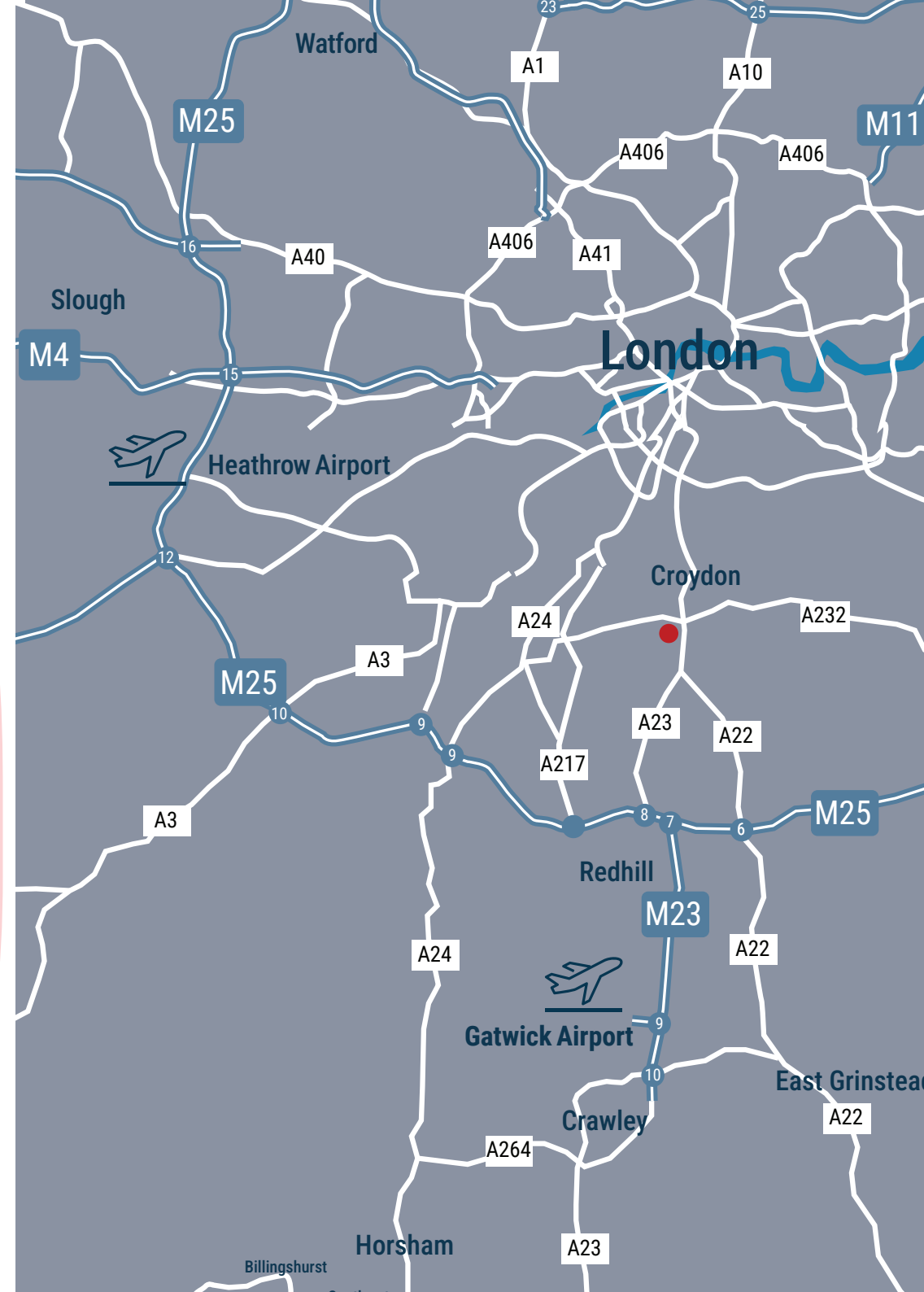
[Click here](#) to see 360° panorama.



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 5 has an EPC rating of B49.

www.staffordcross.co.uk

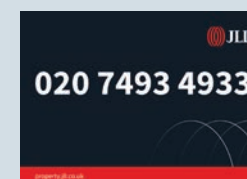


VIEWING

Strictly by appointment via the joint agents.



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