



**STAFFORD
CROSS**

TO LET | REFURBISHED INDUSTRIAL WAREHOUSES
UNIT 8A: 4,240sq ft & UNIT 5: 7,828 sq ft

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



UNIT 8A

UNIT 5



Unit 8A refurbished
Unit 5 to be 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.

Unit 5 is currently being refurbished to the same standard as the images shown of Unit 8A. Available May 2025.

SPECIFICATION

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





ACCOMMODATION

	UNIT 8A	UNIT 5
WAREHOUSE	3,463 sq ft	6,664 sq ft
FIRST FLOOR OFFICE	777 sq ft	1,164 sq ft
TOTAL	4,240 sq ft	7,828 sq ft



UNIT 8A ENTRANCE



UNIT 8A



UNIT 5



UNIT 8A FIRST FLOOR OFFICE





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.

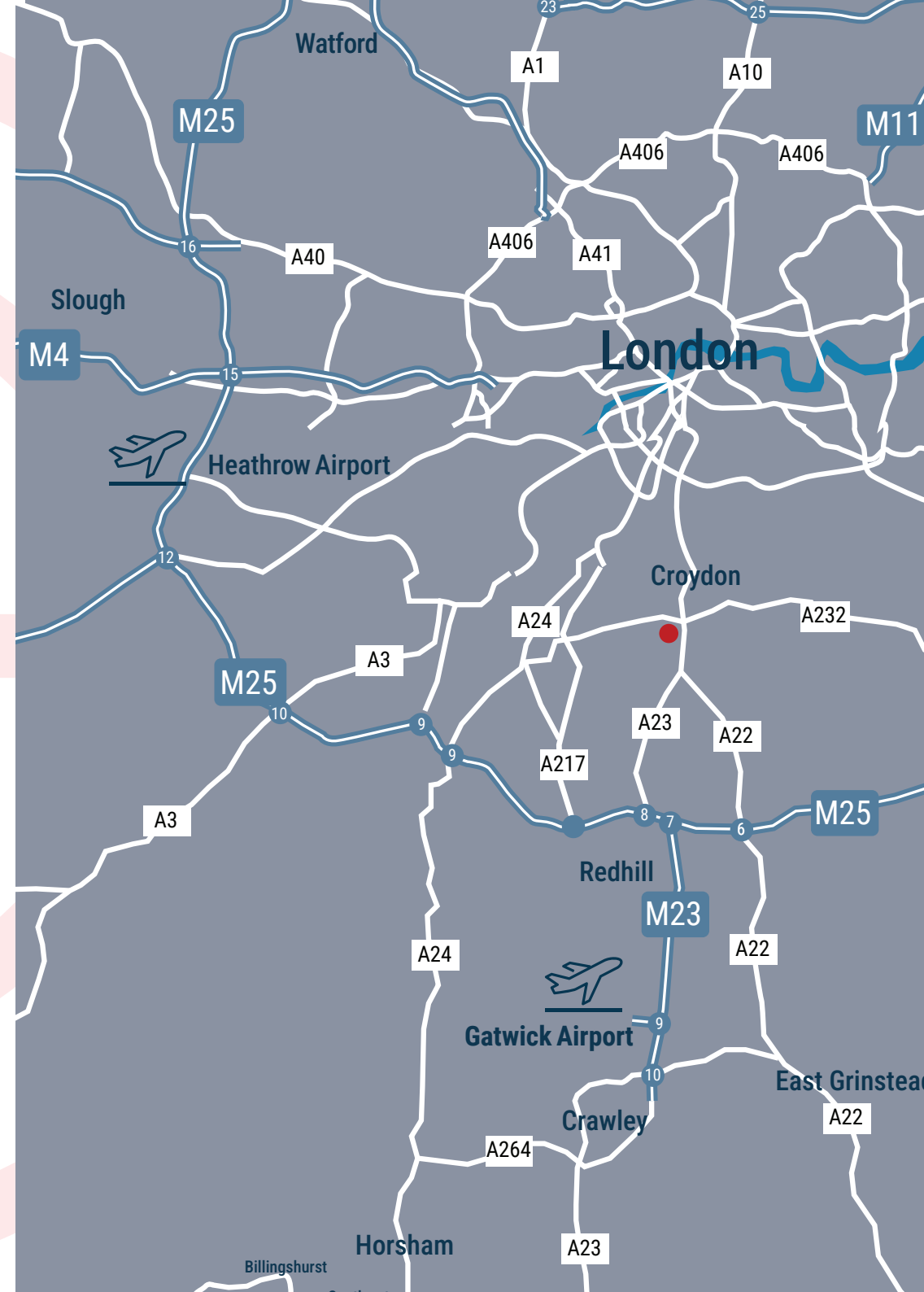
[Click here](#) to see 360° panorama.



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.

Unit 5 to be reassessed following refurbishment.

www.staffordcross.co.uk

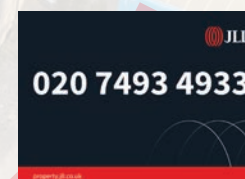


VIEWING

Strictly by appointment via the joint agents.



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