



**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://what3words.com/ruler.bench.retail)**



UNIT 7

UNIT 6



The units are being  
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 are being fully refurbished.

## SPECIFICATION

-  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

A232

Waddon

A232

DUPPAS HILL

A236

A23

SANDY LANE

PLOUGH LANE

THE CHASE

PLOUGH LANE

STAFFORD ROAD



STAFFORD CROSS

IMPERIAL WAY

PURLEY WAY

COLDHARBOUR ROAD

DENNING AVENUE

CROWLEY CRES

LAYTON 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

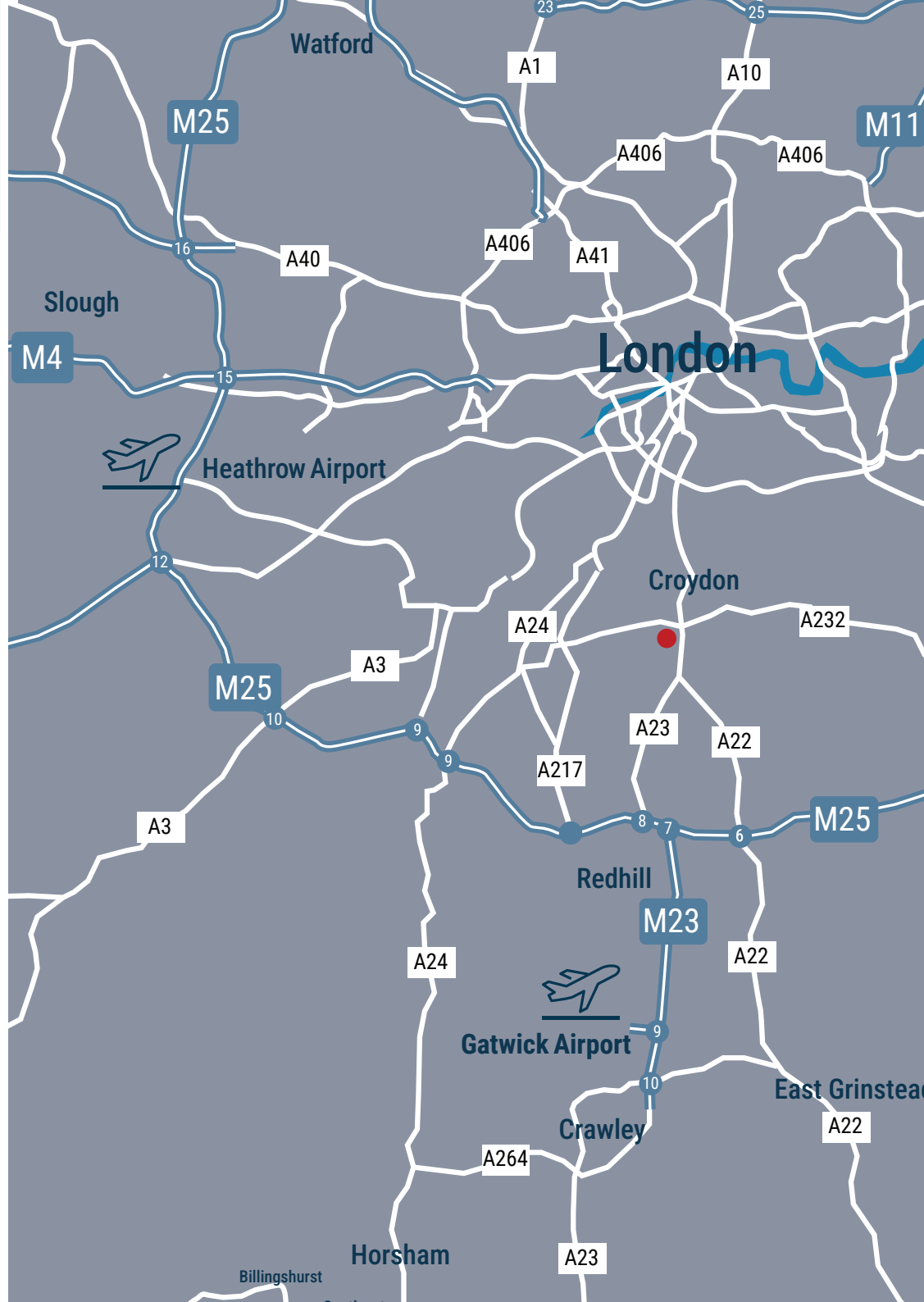
A23 Purley Way	0.2
East Croydon	2.2
M25 J7	8.3
M23 J6	8.3
Gatwick Airport	16.9
Heathrow Airport	22.6
London	10.7



### 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 6 & 7 will be re-assessed following refurbishment.

[www.staffordcross.co.uk](http://www.staffordcross.co.uk)

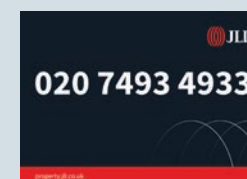


## VIEWING

Strictly by appointment via the joint agents.



**Robert Bradley-Smith**  
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