



## Unit 12 Commerce Park

19 Commerce Way, Croydon, CR0 4YL

**Fully refurbished industrial / warehouse unit on an established estate with good access to Central Croydon and transport links**

**3,244 sq ft**  
(301.38 sq m)

- Fully refurbished
- Front of estate prominence
- 6.33m eaves height
- 6 car parking spaces
- Separate loading and parking
- Roller shutter loading door
- Secure estate
- WC and shower facilities
- Kitchen facilities

Summary

Available Size	3,244 sq ft
Rent	£65,000 per annum
Rates Payable	£5.46 per sq ft Interested parties are advised to make their own enquiries with the local authority
Rateable Value	£35,500
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	TBC
EPC Rating	Upon enquiry

Description

The property comprises a fully refurbished, detached unit of steel portal frame construction with first-floor offices, loading and parking areas. The unit benefits from prominence at the front of the estate and is suitable for both industrial/warehouse or trade occupiers.

Location

The established Commerce Park is located at the end of Commerce Way, just off the A23 Purley Way.

Central Croydon is approximately one mile to the East. Wandle Park Tram Link Station approximately 0.6 miles away provides quick and easy access into Central Croydon and both East and West Croydon Railway Stations as well as Mitcham and Wimbledon to the West.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	2,424	225.20	Available
1st - Office	820	76.18	Available
Total	3,244	301.38	

Terms

The unit is available on a new lease on terms to be agreed.



Viewing & Further Information



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