

To Let

Unit 4 Stafford Cross Business Park, Stafford Road, Croydon, CR0 4TY

12,100 sq ft (1,124.13 sq m)

- 7.9m to eaves height
- 14 on-site car parking spaces
- Three phase electricity
- 3.8 m wide by 5 m high loading door



To be Refurbished

Industrial / Warehouse Unit

Location

Stafford Cross Business Park is prominently located on the southern side of Stafford Road (B271) close to its junction with Horatius Way and within a short distance of the Fiveways junction and the A23 Purley Way. The A23 gives direct access to central London to the north and to the M25/M23 interchange to the south approximately 9 miles which gives access to the national motorway network.

Description

The property is a semi-detached warehouse unit of steel portal frame construction with profile metal cladding and brick elevation. The unit has ground and first floor offices to the front with electrically operated loading door to the front. The unit offers ladies, gents and disabled persons WC facilities.

Accommodation

Description	Sq ft	Sq m
Ground Floor Warehouse	8,944	830.92
Ground Floor Office & Ancillary Accommodation	1,578	146.60
First Floor Offices	1,578	146.60
Total	12,100	1,124.12

Specification

- 7.9 m to eaves to height
- 14 on-site car parking spaces
- Three phase electricity
- 3.8 m wide by 5 m. high loading door

Terms

To be let on a new lease for a period by negotiation.

Legal Fees

Each party is to be responsible for their own legal fees.

VAT

The premises have been elected for VAT.



Rent

Rent on Application

EPC

This property has been graded as EPC exempt - Currently being constructed or undergoing major refurbishment.

Business Rates

We would recommend that interested parties make their own enquiries of the London Borough of Croydon (Business Rates Dept 020 8667 8385) to ascertain the rateable value.

Viewing & Further Information

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