

Industrial Unit TO LET

Unit 4, Commerce Park, Croydon, CR0 4YL



- New flexible lease direct from the landlord
- Excellent connectivity to M25
- Available from 1st March 2020
- Secure yard with up to 10 car parking spaces
- First floor office accommodation

Mann Smith Chartered Surveyors
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Misrepresentation Act 1967

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof.
The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.

Location

Commerce Park is accessed via 19 Commerce Way, off Purely Way (A23) which runs west of Croydon town centre towards Central London, approximately 12 miles north. Junction 7 of the M25 is approximately 6 miles south.

Description

The premises comprises a warehouse unit, constructed c. 2005, with office accommodation on the first floor and a front yard. The office has raised floors, carpet and suspended ceilings with Cat 2 lighting. The warehouse is column-free, with 7.5m clear height to the underside of the haunch, 3 phase power and 1 electric roller shutter. The secure yard has up to 10 car parking spaces.

Floor Area

Warehouse	8,851 sq. ft. (822.24 sq. m.)
Office	833 sq. ft. (77.40 sq. m.)
Total	9,684 sq. ft. (899.64 sq. m.)

Term

A new flexible FRI lease direct from the landlord.

Rent

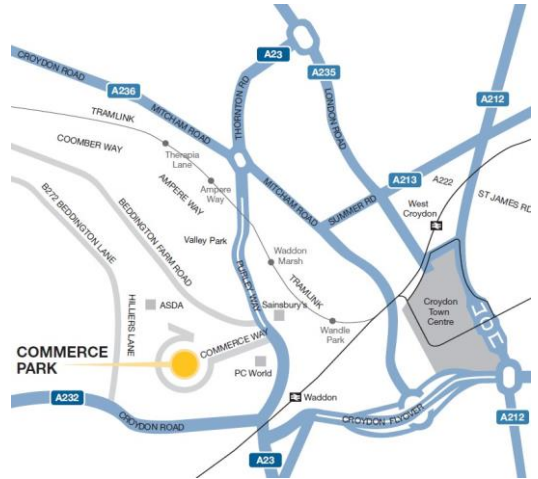
Offers invited.

Business Rates

£37,500 per annum, approximately.

EPC

Energy rating D (93)



Viewings strictly by appointment with sole agents, Mann Smith:

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