



Unit 5 Progress Business Park

Progress Way, Croydon, CR0 4XD

**End of Terrace Industrial /
Warehouse Unit on a well
established business park**

2,147 sq ft
(199.46 sq m)

- Fully refurbished
- Roller shutter loading door
- Carpeted first floor office
- Kitchenette
- WC facilities
- On-site parking
- Secure, gated site

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Summary

Available Size	2,147 sq ft
Rent	£35,000 per annum
Rates Payable	£3.95 per sq ft Interested parties should make their own enquiries of the local authority
Rateable Value	£17,000
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	TBC
EPC Rating	D (80)

Description

The premises comprise an end-of-terrace unit of brickwork construction with steel trussed roof and painted concrete floor. The property is located within a secure, gated estate.

The unit benefits from on-site car parking and is fully refurbished.

Location

The well established Progress Business Park is located on the eastern side of Progress Way, which runs north to south between Beddington Farm Road and Commerce Way, close to their junctions with the A23 Purley Way.

Central Croydon is approximately one mile to the west and Waddon Marsh tram link approximately 0.5 miles distance providing quick and easy access into Central Croydon and both East and West Croydon railway stations as well as Mitcham and Wimbledon to the West.

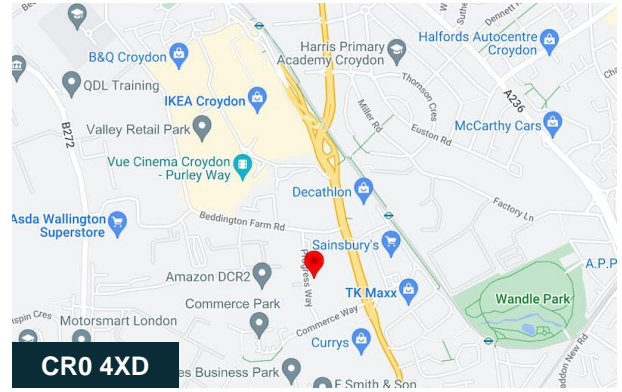
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	1,126	104.61	Available
1st - Office	1,021	94.85	Available
Total	2,147	199.46	

Terms

The unit is available on a new lease direct from the Landlord for a term to be agreed.



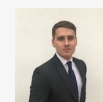
Viewing & Further Information



Robert Bradley-Smith

07469 854799

robert.bradley-smith@altusgroup.com



Harvey Arrowsmith

07525 210656

harvey.arrowsmith@altusgroup.com

Charlie McKechnie (SHW)

07961809344

Alex Bond (SHW)

020 8662 2730 | 07738 890302