



Unit 8a Stafford Cross

Stafford Road, Croydon, CR0 4TU

**Industrial / warehouse unit
with first floor offices, rear
yard and on site parking on
established estate
To be refurbished**

4,201 sq ft
(390.29 sq m)

- To Be Refurbished
- Ground floor warehouse
- Self-contained rear yard
- First floor offices
- Ground floor reception area
- Male, female and disabled WCs
- Parking to the front of the unit

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Summary

Available Size	4,201 sq ft
Rent	£95,000.00 per annum
Rates Payable	£7.01 per sq ft Interested parties should make their own enquiries with the local authority
Rateable Value	£57,500
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	TBC
EPC Rating	D (96)

Description

Unit 8a comprises a warehouse / industrial unit with a ground floor warehouse and reception area together with WC facilities. The first floor provides office accommodation. There is a self-contained yard to the rear of the property and on-site parking to the front. The unit is to be fully refurbished.

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.

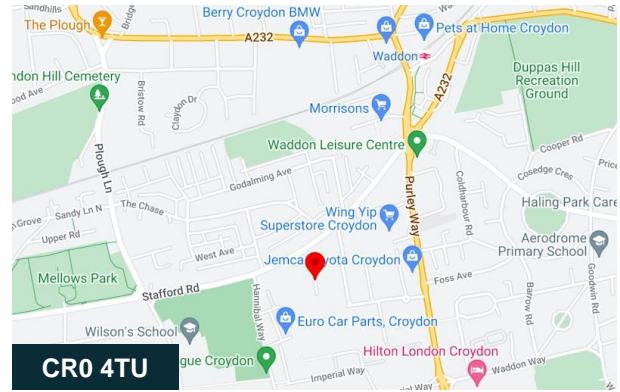
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	3,424	318.10	Available
1st - Office	777	72.19	Available
Total	4,201	390.29	

Terms

The property is available on a new lease direct from the Landlord on terms to be agreed.



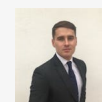
Viewing & Further Information



Robert Bradley-Smith

07469 854799

robert.bradley-smith@altusgroup.com



Harvey Arrowsmith

07525 210656

harvey.arrowsmith@altusgroup.com

Tim Clement (JLL)

07970 092974

Tessa English (JLL)

07710 059767