

UNIT 7

COMMERCE TRADE PARK

4 Commerce Way, Croydon CR0 4YN



TO LET

Trade counter/warehouse unit

Unit 7 – 4,263 SQ FT

LOCATION

Commerce Trade Park is situated on Commerce Way with easy access to the A23 Purley Way (right turn available in both directions), which is a well established key retail warehouse/trade counter and light industrial location being strategically situated approximately 10 miles south of Central London and 6 miles to the north of the M25.

Nearby occupiers include YESSS Electrical, Lidl, Next, Adidas, SCS and Currys.

DESCRIPTION

The development comprises a modern trade park of 8 units in two facing terraces with front parking. The available warehouse/trade counter unit benefits from first floor offices with perimeter trunking, heating and air-conditioning.

TERMS

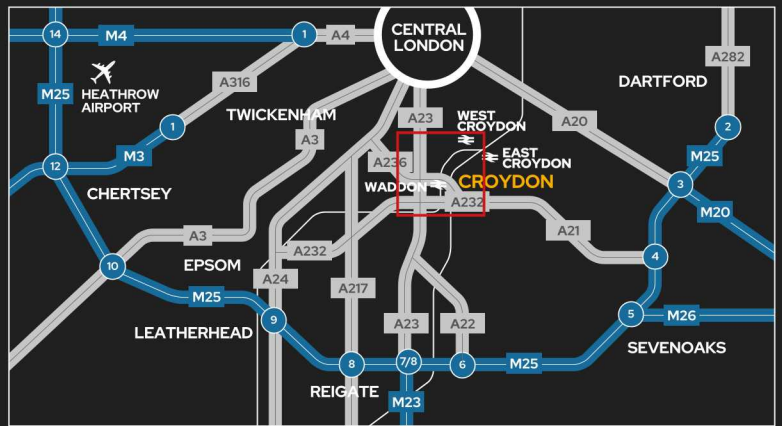
The unit is available by way of a new lease direct from the Landlord on terms to be agreed.

RENT

On application.

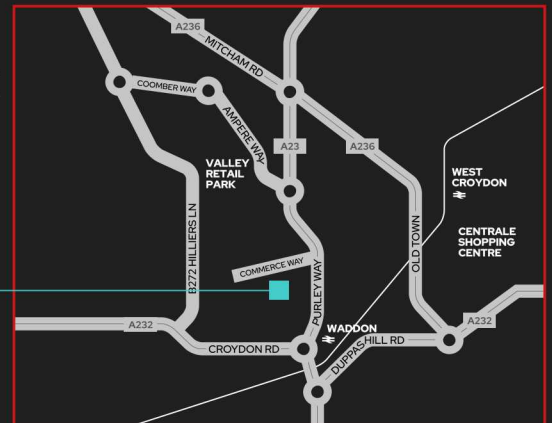
SPECIFICATION

- First floor offices
- 8m eaves height
- Electric loading doors – 3.25m x 3.25m
- Security door behind glazed trade counter entrance
- Double pedestrian doors to trade area
- On-site parking
- Electric vehicle chargers



UNIT 7 COMMERCE TRADE PARK

4 Commerce Way
Croydon CR0 4YN



ACCOMMODATION

UNIT 7	SQ M	SQ FT
Ground floor	308.90	3,325
First floor	8714	938
TOTAL	396.04	4,263

EPC

C-74.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

Rents and other outgoings on the property are be subject to VAT at the prevailing rate.

RATES

Interested parties should make their own enquiries of the Local Rating Authority to confirm actual rates payable.



020 7493 4933

jll.co.uk/property

Tim Clement

tim.clement@jll.com
07970 092974

Tessa English

tessa.english@jll.com
07710 059767



Altus Group

01737 243328

www.altusgroup.com

Robert Bradley-Smith

robert.bradley-smith@altusgroup.com
07469 854 799

Harvey Arrowsmith

harvey.arrowsmith@altusgroup.com
07525 210 656

These particulars and terms are issued by the agents on the understanding that any negotiations respecting the property mentioned are conducted through them, they do not constitute an offer and shall not be incorporated in any contract, either in whole or in part. Neither agents nor the vendors of the property shall be responsible for any inaccuracy whatsoever in the particulars and terms referred to, or any expense that may be incurred in visiting the property should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through the agents before viewing. Subject to contract. All figures quoted are exclusive of VAT. All measurements are approximate. September 2023.