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TO LET

INDUSTRIAL AND WAREHOUSE – 1,173 SQ FT (108.97 SQ M)

Unit 8 Progress Business Park, Progress Way, Croydon, Surrey, CR0 4XD

DESCRIPTION

The premises comprise a mid-terrace unit of brickwork construction with steel trussed roof and painted concrete floor. The property is located within a secure, gated estate and benefits from on-site car parking and loading. The unit 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 Station 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

	SQ FT	SQ M
Ground Floor Warehouse	1,173	108.97

Approximate gross internal area.

VIDEO LINK

<https://youtu.be/XD3y8C5c3Vw>

AMENITIES / OPPORTUNITY

- On-site parking
- WC facilities
- Secure, gated estate
- Roller shutter loading door
- Fully refurbished

RENT

£32,500 per annum.

RATES

Rateable value - £18,000 (2023).

VAT

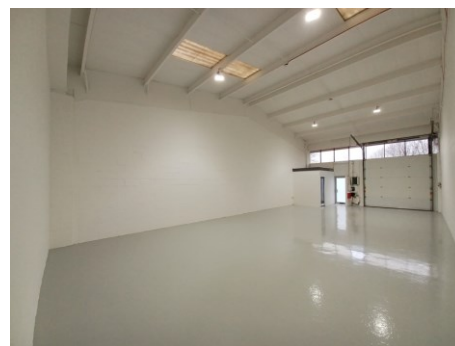
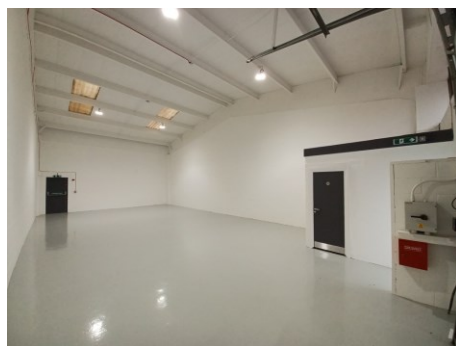
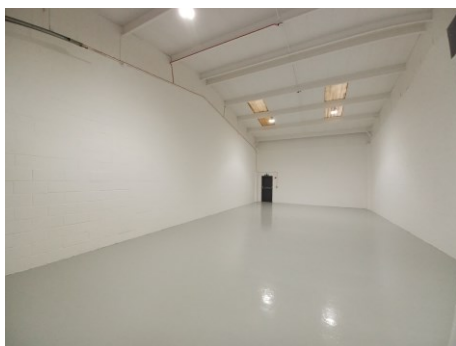
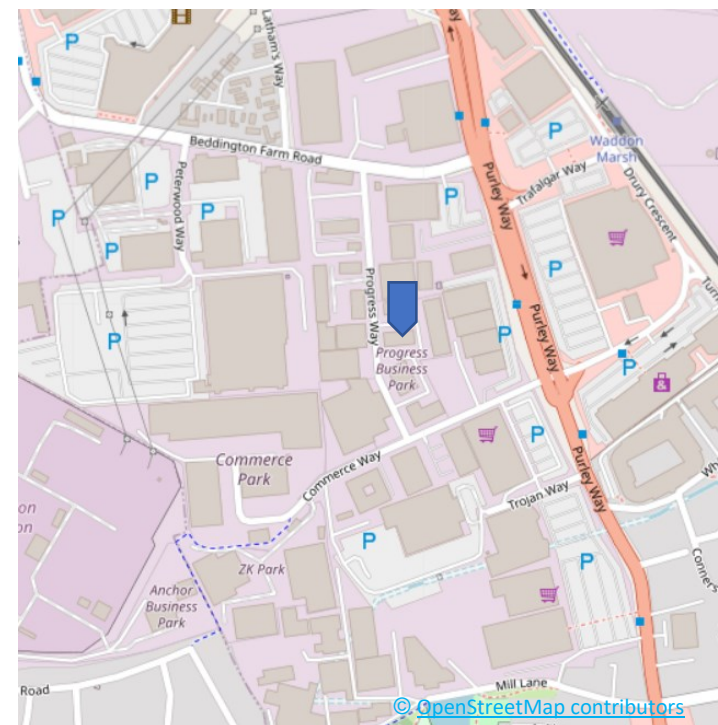
VAT may be chargeable on the terms quoted.

LEGAL COSTS

Each party to be responsible for their own legal fees.

EPC

The property has an EPC rating of E.

**VIEWINGS – 020 8662 2700**

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