

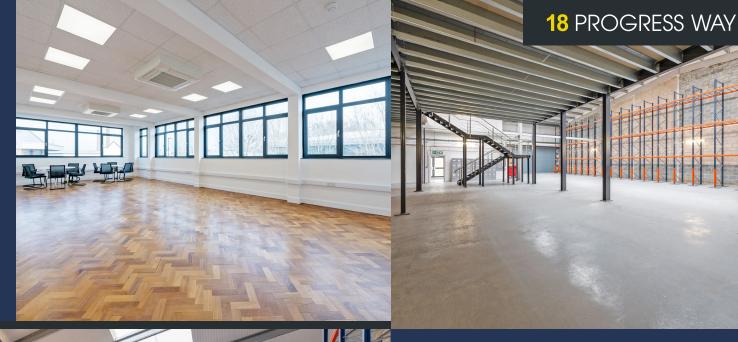
## **DESCRIPTION**

18 Progress Way is a refurbished unit that was originally stripped back to the frame and rebuilt to provide a high specification warehouse and industrial unit in the heart of Croydon's business district. The unit has had a new roof put on and benefits from character refurbished offices with the latest eco-friendly lighting and services.

# **SPECIFICATION**

- · Refurbished unit
- Large loading door
- 8m eaves height
- Insulated roof with skylights
- Insulated cladding

- Character offices
- Male and female WCs
- Three phase power
- Forecourt parking
- Large mezzanine that can be retained, removed or altered





# **18 PROGRESS WAY**





## **TERMS**

The unit is available to let on a new full repairing and insuring basis for a term to be agreed, or is available to purchase freehold.

## LEGAL COSTS

Each party is to be responsible for their own legal fees.

#### VAT

VAT will be chargeable on the terms quoted.

## **RATES**

The 2023 rateable value is £110,000.

## **EPC**

To be assessed upon completion of works.

# **LOCATION**

The property is situated close to the junction of Progress Way and Commerce Way which connects directly with the A23 Purley Way. The A23 provides access to Central London, approximately 12 miles to the North and the M23/M25 motorways, approximately 6 miles to the South.

Waddon Marsh Tram Stop is approximately 0.5 miles distance, providing quick and easy access in to Central Croydon and both East and West Croydon Railway stations with links to London Bridge / London Victoria and Gatwick Airport.



# FURTHER INFORMATION

Please contact the sole agents:



#### **ALEX GALE**

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