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TO LET

INDUSTRIAL AND WAREHOUSE – 6,202 SQ FT (576.22 SQ M)

Unit B1, 25 Progress Way, Croydon, Surrey, CR0 4XD

DESCRIPTION

The property is an industrial unit of steel portal frame construction. The unit benefits from a roller shutter loading door, securely fenced and gated yard with on-site parking.

Suitable uses include trade counters, storage/distribution warehouses or light industrial.

LOCATION

The unit is located between Furniture Village and Sofology and is accessed from Progress Way, just off the Purley Way (A23).

The A23 offers excellent access to both Central London to the north and the National Motorway Network to the South. Waddon Marsh and Wandle Park tramlink stations are a short walk away and the unit is located near many national retailers located along the Purley Way.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor Warehouse	5,595	519.83
Mezzanine floor internal storage	607	56.39
TOTAL	6,202	576.22

(Approximate gross internal areas)

AMENITIES/OPPORTUNITY

- Suitable for trade counter use
- 6.85m eaves height
- Self contained, gated yard
- Electric roller shutter loading door
- 7 car parking spaces, with sheltered bike storage
- WC and shower facilities
- Kitchen facilities

RENT

£115,000 per annum.

RATES

The current 2023 Rateable Value of the property is £70,000.

VAT

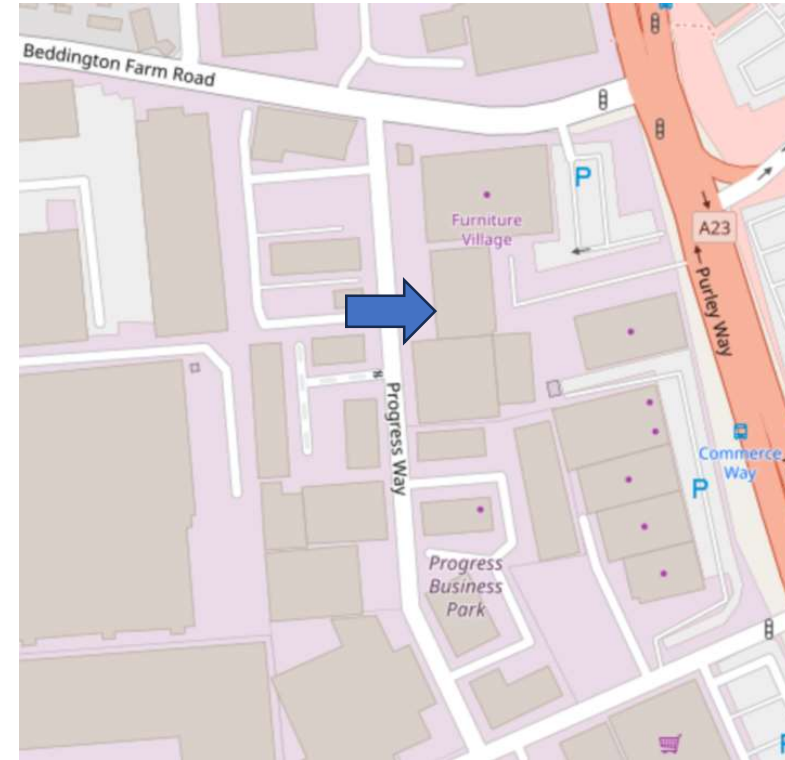
VAT is applicable and payable on the quoting terms.

LEGAL COSTS

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

EPC

The property has an EPC rating of C.



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