



INDUSTRIAL AND WAREHOUSE UNITS TO LET
1,173 - 5,565 FT²

RENTS FROM £27,000 PER ANNUM

PROGRESS BUSINESS PARK, PROGRESS WAY, CROYDON, CR0 4XD

DESCRIPTION & ACCOMMODATION

This modern industrial/trading estate comprises 18 units of brickwork construction under steel trussed roofs. This securely gated estate benefits from ample parking and vehicle loading. All units are fully refurbished to a high specification.



	FT ²	M ²
Unit 6	1,173	109
TOTAL	1,173	109

	FT ²	M ²
Unit 7	1,173	109
Mezzanine Office	865	80
TOTAL	2,038	189

	FT ²	M ²
Unit 8	1,173	109
TOTAL	1,173	109

	FT ²	M ²
Unit 9	1,181	110
TOTAL	1,181	110

TOTAL	5,565	517
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Units are available separately or combined



ON-SITE PARKING



WC FACILITIES



ROLLER SHUTTER LOADING DOOR



SECURE GATED ENTRANCE

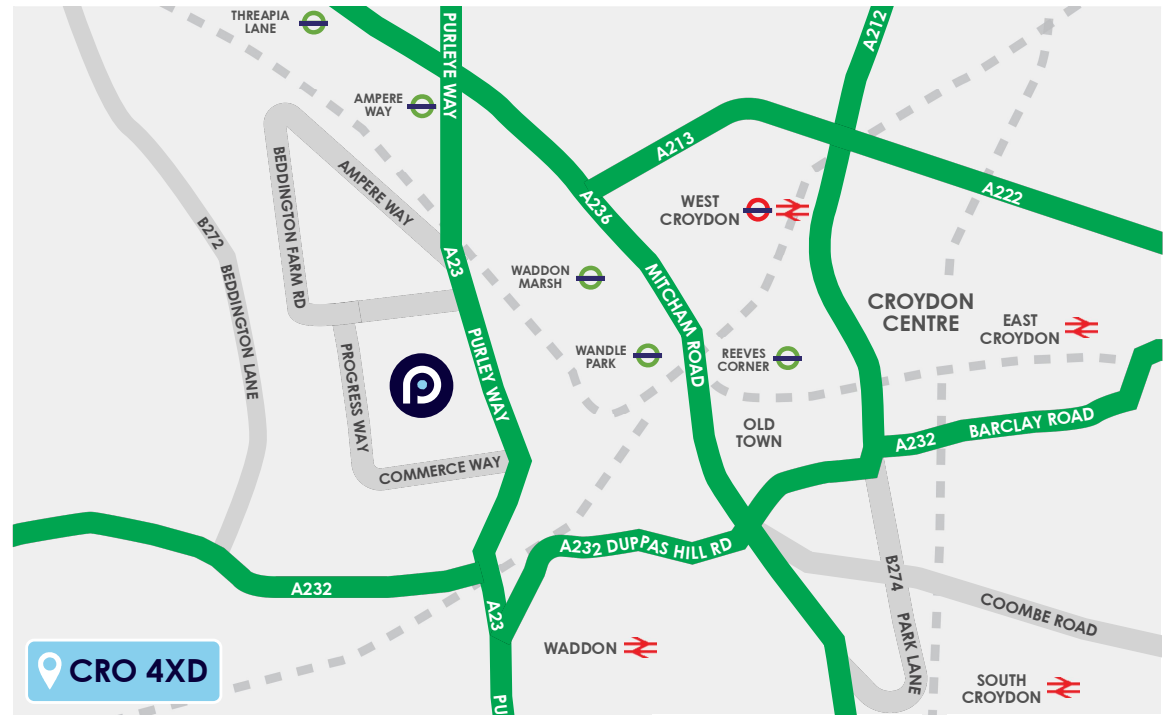


FULLY REFURBISHED

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, both East and West Croydon Railway Stations as well as Mitcham and Wimbledon to the West.





RENT

From £27,000 per annum

EPC

Unit 6 - B-48
 Unit 7 - C-62
 Unit 8 - C-58
 Unit 9 - C-57

LEGAL COSTS

Each party to be responsible for their own legal fees.

VAT

VAT will be charged on the terms quoted.

RATES

Unit 6 rateable value - £18,000 (2023)
 Unit 7 rateable value - £28,500 (2023)
 Unit 8 rateable value - £18,000 (2023)
 Unit 9 rateable value - £18,000 (2023)

FURTHER ENQUIRIES



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