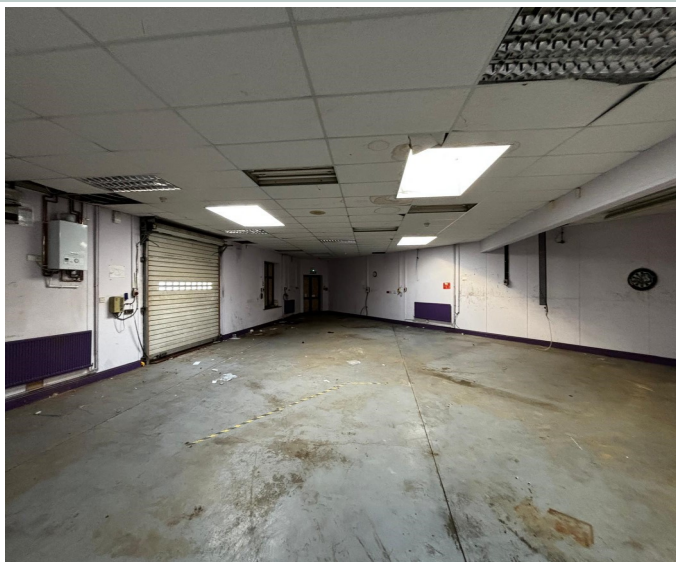




**TO LET**

70B Stafford Road  
8A Stafford Gardens  
Croydon  
CR0 4NE



**Size**

10,000 - 17,316 sq ft

**Rent**

Only £6.50 per sq ft

New lease available  
up to 5 years

SHORT LET AVAILABLE

## Location

Based in south London Croydon with excellent road access. The A23 is at the end of the road and the A232 runs to the premises. The Closest station is Waddon, which is only a 5 minute walk away.

The surrounding areas have well established retailers including a Morrisons ,which sits directly behind the property. Other nearby occupiers include Halfords, Natuzzi Furniture, Waddon Leisure Centre, Costco and numerous car showrooms.

1.1km away from Croydon town centre, providing gyms such as Pure gym and Regen London as well as Purley Cross & Valley retail parks.



## EPC Rating

EPC rating available on request

## Permitted Use

Industrial / Storage / Workshop

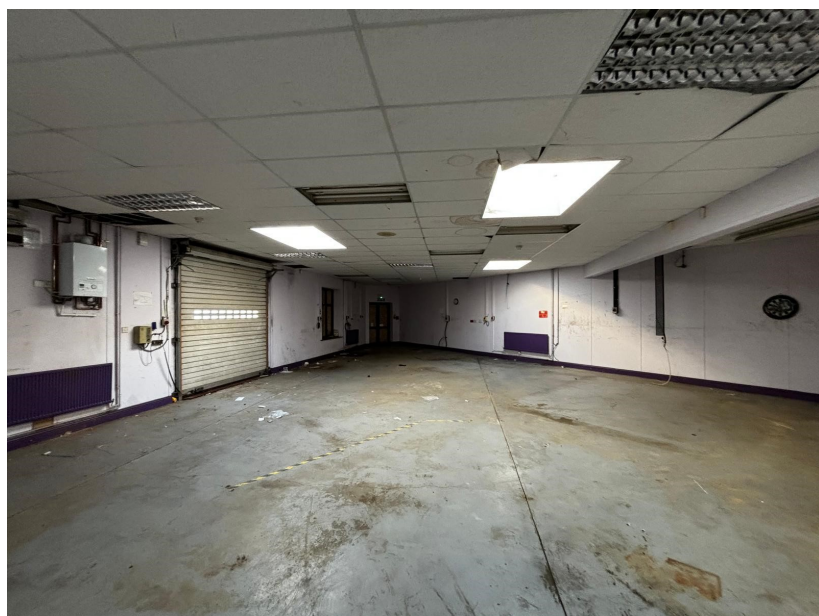
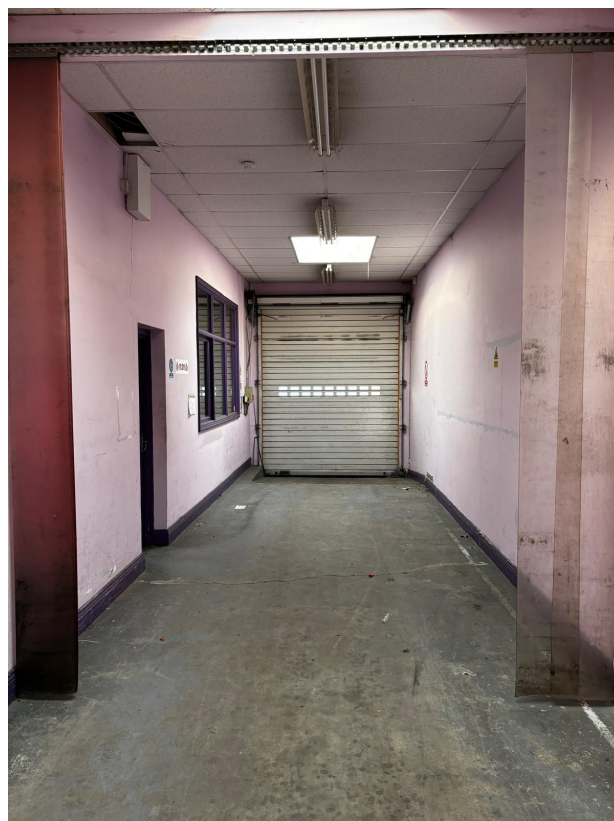
Misrepresentation Act 1967

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is no way guaranteed

## Description

The property comes with 30 car parking spaces. The main area is at the front of the property with Stafford road as access. A small courtyard can be accessed at the back of the property via Stafford Gardens.

The space would suit a short term storage requirement / workshop.



## Site Area

0.77 Acres

## Lease Terms

Discounted rent, short term lease available direct from the landlord.

## Floor Area

|                     |                     |
|---------------------|---------------------|
| 70B Stafford Road   | 13,695 sq ft        |
| 8A Stafford Gardens | <u>3,621 sq ft</u>  |
| <b>Total</b>        | <b>17,316 sq ft</b> |

