



## Warehouse To Let

26,247 sq. ft

Unit 6 Commerce Park  
Commerce Way  
Croydon  
CR0 4ZS

Rent Quoting  
£479,701 per annum

Rateable Value  
£355,000

Estate Charge  
TBC

- \* Excellent connectivity to M25 and Central London
- \* Large yard and parking area
- \* Currently fitted with racking which is available
- \* EPC A



6 EV charging points



8m haunch height



Self contained yard



2 level loading doors



50kN/sq m floor loading

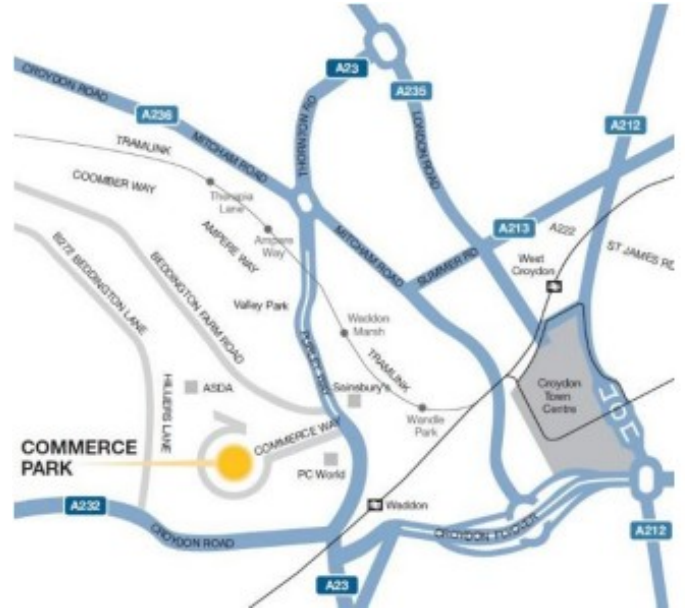


Fitted office accommodation

# OVERVIEW

## Location

The property is located on Commerce Park, which is accessed via Commerce Way off of the A23 Purley Way. There are good road communications with Central London approximately 10 miles to the north, the M23 and M25 motorways approximately 9 miles to the south. The Croydon Tramlink is also within walking distance.



## Description

The premises comprise an end of terrace unit of steel portal frame construction built in 2005. The unit was comprehensively refurbished approximately 3 years ago and has two level access loading doors, three phase electricity, 8m eaves, a self contained yard as well as fully fitted office accommodation. The unit also benefits from 30 car parking spaces.



## Lease Terms

Available by way of an assignment expiring January 2034, with a tenant only break option in January 2029. Alternatively, if required a new longer term lease might be available direct from the Landlord.

## Floor Areas

Warehouse	24,522 sq. ft
Office	1,725 sq. ft
Total	26,247 sq. ft

