



## **Unit 7, Spitfire Business Park**

**1 Hawker Road, Croydon, CR0 4WD**

**End of terrace industrial /  
warehouse unit on an  
established estate**

**2,045 sq ft**  
(189.99 sq m)

- Allocated car parking spaces
- 3.75m to eaves
- 2.95m x 3m roller shutter door
- WC / Kitchen

# Unit 7, Spitfire Business Park, 1 Hawker Road, Croydon, CR0 4WD

## Summary

<b>Available Size</b>	2,045 sq ft
<b>Rent</b>	£40,000.00 per annum
<b>Rates Payable</b>	£4.39 per sq ft Interested parties are advised to make their own enquiries with the local authority.
<b>Rateable Value</b>	£18,000
<b>Service Charge</b>	TBC
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (71)

## Location

The property is located on the Spitfire Business Park offering modern accommodation located just off the A23 Purley Way. Hawker Road is accessed off Queensway which has traffic light controlled access with the Purley Way offering excellent access to the M23/M25 to the south and central London to the North.

## Description

An end of terrace unit on an established estate with a warehouse / workshop facility on the ground floor and open plan office accommodation on the first floor, with a kitchenette.

## Accommodation

Name	sq ft	sq m	Availability
Unit - Warehouse	1,001	93	Coming Soon
Unit - Office	1,044	96.99	Coming Soon
<b>Total</b>	<b>2,045</b>	<b>189.99</b>	

## Terms

The property is available by way of a new lease on terms to be agreed.



## Viewing & Further Information



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