



Unit 8 Progress Business Park

Progress Way, Croydon, CR0 4XD

**Mid-terrace industrial /
warehouse unit to let on an
established business park**

1,173 sq ft
(108.98 sq m)

- Fully refurbished
- Roller shutter loading door
- WC facilities
- On-site parking
- Secure, gated site
- Can be combined with Unit 9

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Summary

Available Size	1,173 sq ft
Rent	£32,500 per annum
Rates Payable	£7.66 per sq ft Interested parties should make their own enquiries with the local authority
Rateable Value	£18,000
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	TBC
EPC Rating	E (122)

Description

The premises comprise a mid-terrace unit of brickwork construction with steel trussed roof and painted concrete floor. The property is located within a secure, gated estate and benefits from on-site car parking and loading. The unit is fully refurbished.

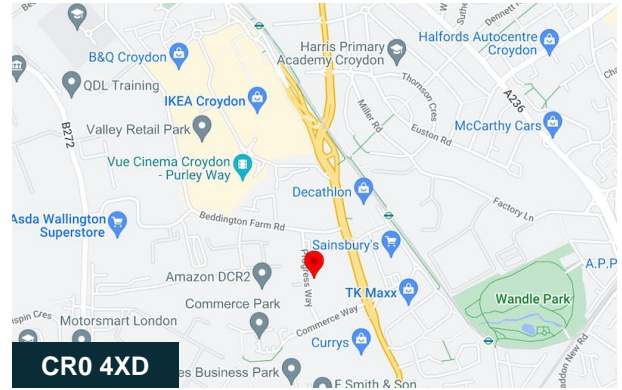
Location

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

Terms

The unit is available on a new lease direct from the Landlord on terms to be agreed.



Viewing & Further Information



Robert Bradley-Smith

07469 854799

robert.bradley-smith@altusgroup.com



Harvey Arrowsmith

07525 210656

harvey.arrowsmith@altusgroup.com

Charlie McKechnie (SHW)

07961809344

Alex Bond (SHW)

020 8662 2730 | 07738 890302