



## Unit 9 Progress Business Park

Progress Way, Croydon, CR0 4XD

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

**1,181 sq ft**  
(109.72 sq m)

- Fully refurbished
- Roller shutter loading door
- WC facilities
- On-site parking
- Secure, gated estate
- Can be combined with Unit 8

# Unit 9 Progress Business Park, Progress Way, Croydon, CR0 4XD

## Summary

<b>Available Size</b>	1,181 sq ft
<b>Rent</b>	£32,500 per annum
<b>Rates Payable</b>	£7.61 per sq ft Interested parties should make their own enquiries with the local authority
<b>Rateable Value</b>	£18,000
<b>Service Charge</b>	TBC
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	TBC
<b>EPC Rating</b>	C (57)

## 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.

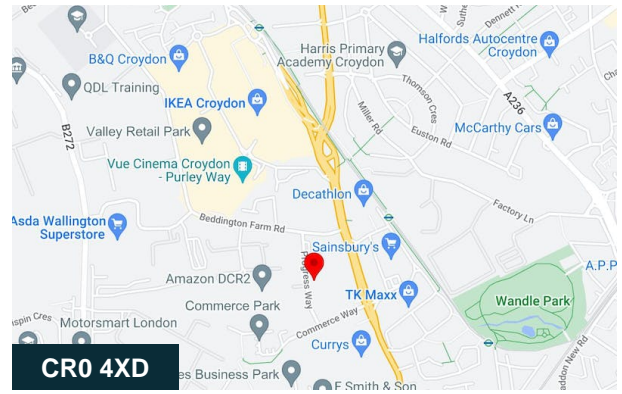
## Location

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



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