

The logo for SHW, consisting of the letters 'SHW' in white on an orange background.

MAKING  
PROPERTY  
WORK

SHW.CO.UK



**TO LET**

**INDUSTRIAL AND WAREHOUSE – 1,173 – 3,527 SQ FT (108.97 – 327.67 SQ M)**

**Progress Business Park, Progress Way, Croydon, Surrey, CR0 4XD**

**DESCRIPTION**

The premises comprise mid-terrace units 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 units are 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.

**ACCOMMODATION**

	SQ FT	SQ M
Unit 6	1,173	108.97
Unit 8	1,173	108.97
Unit 9	1,181	109.71
<b>TOTAL</b>	<b>3,527</b>	<b>327.67</b>

Approximate gross internal area.

**AMENITIES**

- On-site parking
- WC facilities
- Secure, gated estate
- Roller shutter loading door
- Fully refurbished

**RENT**

£32,500 - £97,500 per annum.

**RATES**

Unit 6 rateable value - £18,000 (2023)  
 Unit 8 rateable value - £18,000 (2023)  
 Unit 9 rateable value - £18,000 (2023)

**VAT**

VAT may be chargeable on the terms quoted.

**LEGAL COSTS**

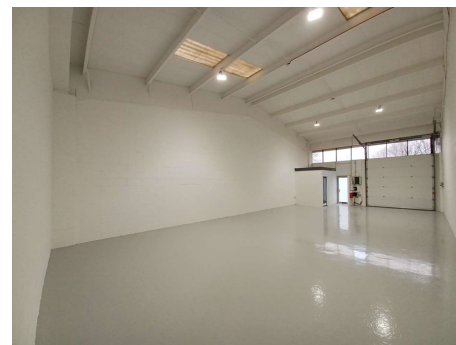
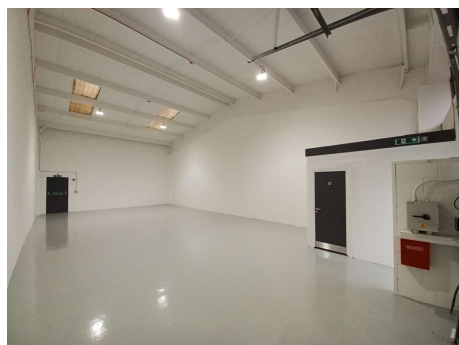
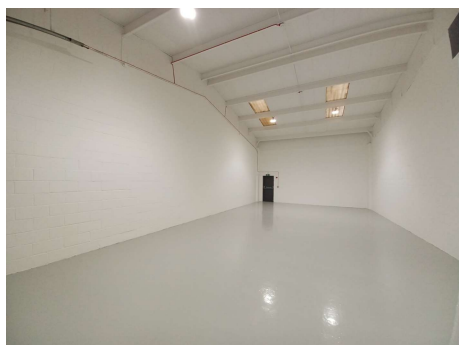
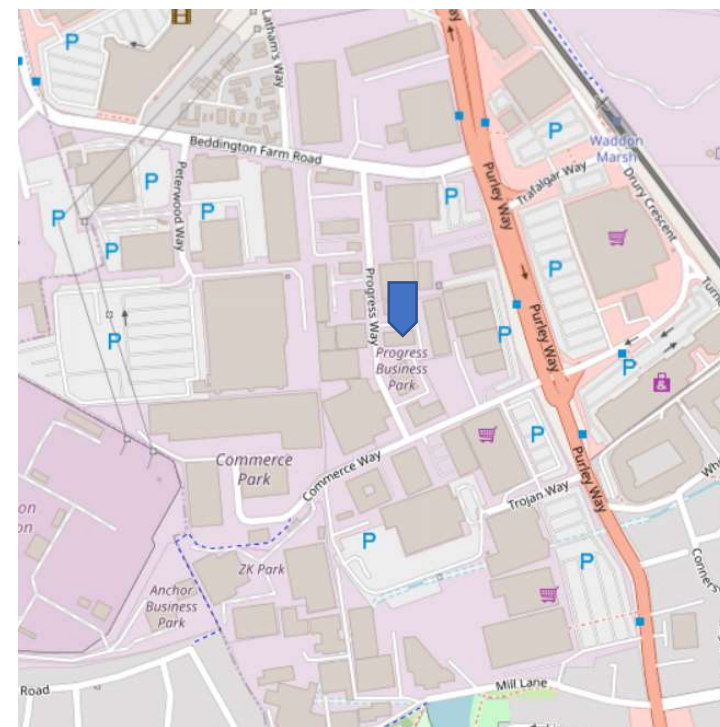
Each party to be responsible for their own legal fees.

**EPC**

Unit 6 – B-48  
 Unit 8 – C-58  
 Unit 9 – C-57

**VIDEO LINK**

Unit 8 - <https://youtu.be/XD3y8C5c3Vw>  
 Unit 9 - <https://youtu.be/k97HzdEh9II>



**VIEWINGS – 020 8662 2700**

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