

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

MAKING
PROPERTY
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TO LET

INDUSTRIAL AND WAREHOUSE – 2,147 SQ FT (199.46 SQ M)

Unit 5 Progress Business Park, Progress Way, Croydon, Surrey, CR0 4XD

DESCRIPTION

The premises comprise an end-of-terrace unit of brickwork construction with steel trussed roof and painted concrete floor. The property is located within a secure, gated estate.

The unit benefits from on-site car parking and 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 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 (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Warehouse	1,126	104.61
First Floor Office	1,021	94.85
TOTAL	2,147	199.46

AMENITIES

- Fully refurbished
- On-site parking
- WC facilities
- Secure, gated estate
- Roller shutter loading door
- Carpeted first floor office
- Kitchenette

RENT

£35,000 per annum

RATES

Rateable Value - £17,000 (2023)

VAT

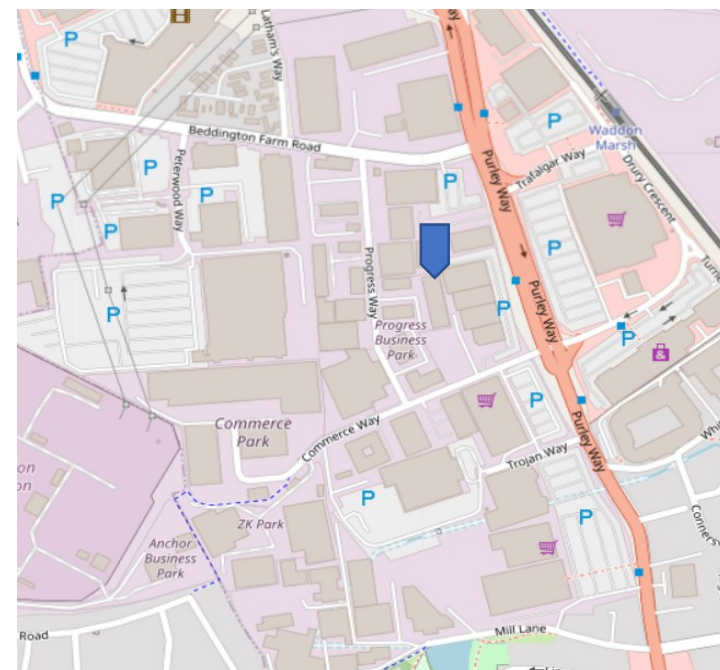
VAT will be charged on the quoting terms.

LEGAL COSTS

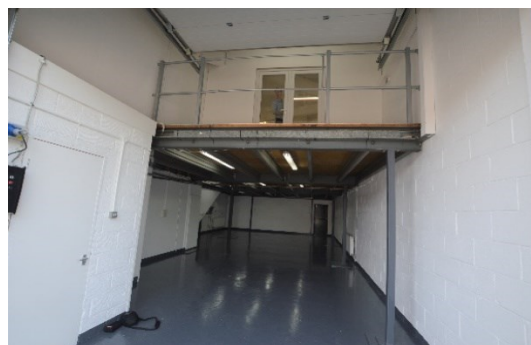
Each party to be responsible for their own legal costs.

EPC

The property has an EPC of D.



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