

UNIT 6

COMMERCE TRADE PARK

4 Commerce Way, Croydon CR0 4YN

REFURBISHED



TO LET

Trade counter/
warehouse unit

4,236 SQ FT

LOCATION

Commerce Trade Park is situated on Commerce Way just off the A23 Purley Way which is a well established key retail warehouse/trade counter and light industrial location being strategically situated approximately 10 miles south of Central London and 6 miles to the north of the M25.

Nearby occupiers include YESSS Electrical, Lidl, Next, Adidas, SCS and Currys.

DESCRIPTION

The development comprises a modern trade park of 8 units in two facing terraces with front parking. The available warehouse/trade counter unit (6) benefits from first floor offices.

TERMS

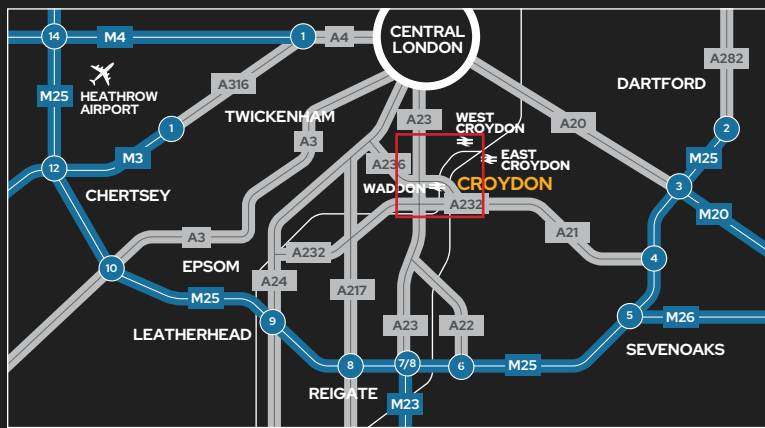
The unit is available by way of a new lease on terms to be agreed.

RENT

On application.

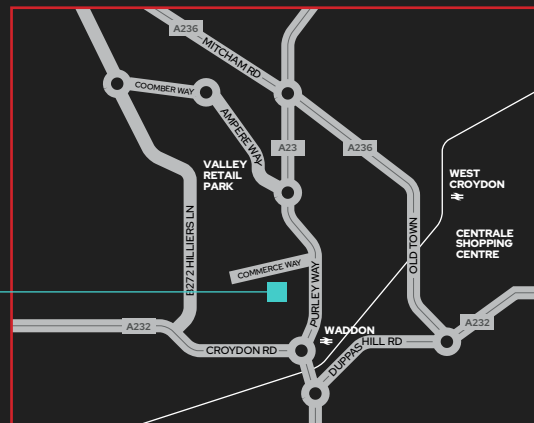
SPECIFICATION

- First floor offices
- 8m eaves height
- Loading doors – 3.25m x 3.25m
- Electric roller shutter door
- Double pedestrian doors to trade area
- On-site parking



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ACCOMMODATION

	SQ M	SQ FT
UNIT 6		
Ground floor	307.23	3,307
First floor offices	86.31	929
TOTAL	393.54	4,236

EPC

B-37.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

Rents and other outgoings on the property may be subject to VAT at the prevailing rate.

RATES

Interested parties should make their own enquiries of the Local Rating Authority to confirm actual rates payable.



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