



PROGRESS BUSINESS PARK

TO LET
**OFFICE & INDUSTRIAL
PREMISES**
2800 SQ FT
2 UNITS

1-2 Broadfield Close, Progress Way, Croydon • CR0 4XD

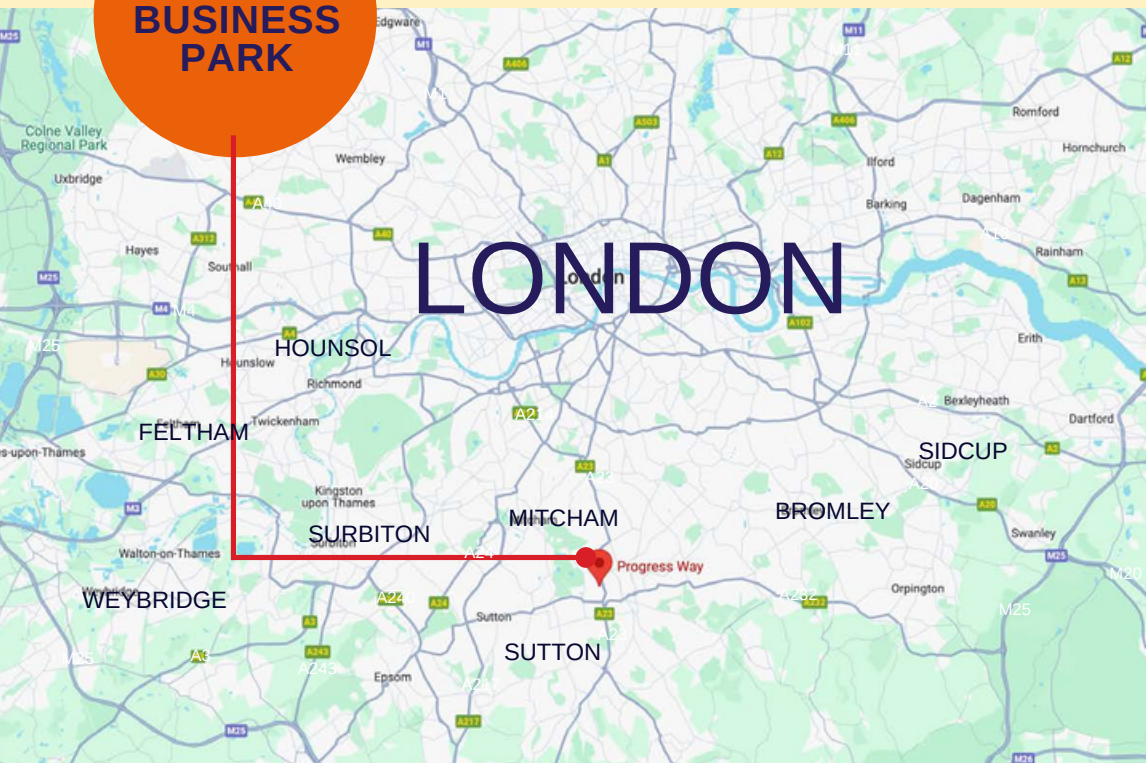


LOCATION

Just off the A23 Purley Way, with direct access to London and the M25 via Beddington Farm Road and Commerce Way.

Positioned in one of South London's most dynamic commercial corridors, this property offers unmatched convenience and visibility. Located only 2 miles from Croydon's major business hub, it benefits from excellent transport links and high footfall.

**PROGRESS
BUSINESS
PARK**



KEY FEATURES

- LOCATED WITHIN A FULLY SECURE INDUSTRIAL ESTATE
- DIRECT MAIN ROAD FRONTAGE
- ALLOCATED PARKING FOR STAFF & VISITOR PARKING AVAILABLE ON SITE
- EXCELLENT TRANSPORT CONNECTIONS TO CENTRAL LONDON & SURROUNDING AREAS
- IDEAL FOR RETAIL, LOGISTICS, OR SERVICE-BASED BUSINESSES
- SURROUNDED BY ESTABLISHED NATIONAL AND INTERNATIONAL BRANDS
- EXCELLENT INFRASTRUCTURE SUPPORT
- ADVANCED HIGH-SPEED INTERNET CONNECTIVITY

DESCRIPTION

Position your business in a fully serviced, ready-to-use 3,000 sq ft office and warehouse space just off the A23 Purley Way. Combining modern office facilities with flexible light industrial accommodation, it's ideal for businesses looking to grow. Surrounded by major retailers, logistics hubs and excellent transport links, this is more than just a location—it's a launchpad for success!

ACCOMMODATION

AREA	SQFT	SQ M
Unit 1	1,123	104
Unit 2	1,137	106
Mezzanine (unit 1)	516	48
Total	2776	258



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2800 SQ FT
(260 SQ M)



RENT

£60,000 p/a

For information on lease terms,
rateable value & business rates,
please contact us.

**AVAILABLE
IMMEDIATELY**

VIEWINGS

For further information or to arrange a viewing, please contact:



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