



OFFICES / STORAGE TO LET

HS HUGGINS STUART
E EDWARDS

Trenton House, 59a Imperial Way, Croydon, CR0 4RR
FROM 392 SQFT TO 4,169 SQFT

**Trenton House, 59a Imperial Way, Croydon,
CR0 4RR**

TO LET

From 392 to 4,169 sqft (36.48 to 387.3 sqm)

DESCRIPTION

Opportunity to occupy well-presented air-conditioned offices/Class E space on the Airport Industrial Estate just off Purley Way. The property comprises a brick building arranged into office/storage suites of varying sizes plus ample parking to the front and to the rear. The following suites are available to let on inclusive terms but the whole property could be made available to single occupier if desired.

Unit 1 (Ground)	392 sqft (36.48 sqm)	£10,500 pa inclusive.
Unit 2 (Ground)	419 sqft (38.88 sqm)	£11,000 pa inclusive.
1 st Floor	2,073 sqft (192.6 sqm)	£54,000 pa inclusive.

RENT

Inclusive rents quoted include business rates, utilities, cleaning, maintenance, and parking. Telephone and internet costs are excluded.

LEASE

New Leases. Terms to be agreed.

LOCATION

The property is situated on Imperial Way forming part of the Airport Industrial Estate just of the A23/Purley Way. Located just 1.5 miles from Central Croydon the property is

well served by local amenities, including the Colonnades Shopping Centre (8 minutes walk.) and David Lloyd Purley (6 minutes walk.) The M25 (Junction 7) & The M23 are between 15 to 20 minutes drive away. Nearby Waddon Station provides Southern services to London Terminals via West Croydon.

AMENITIES

Air-conditioning, Cat-5 Cabling, LED Lighting, male and female WC's, kitchen facilities, shower (1st floor), central heating, manual roller shutters, uPVC double glazing, multiple entrances, front and rear car parking, ultrafast broadband.

EPC

C-73 (Expires 2029)

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Croydon Office
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DATE FOLIO NUMBER

June 2024 30254

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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