

TO LET



Commerce Trade Park, 4 Commerce Way, Croydon, CR0 4YN
Trade counter/warehouse units available from 4,143 – 4,589 sq. ft



Key Property Features

- Established trade counter & warehouse location
- 6.8m clear height
- Undercroft for trade counter, welfare or offices
- Warehouse lighting
- First floor fitted offices
- Nearby occupiers include Yesss Electrical, Duffells London Builders Decorators, Currys and Next

Description

Commerce Trade Park is a self-contained trading estate, comprising 8 units arranged over two terraces. Developed in 2006, the modern units are of steel portal frame construction, with steel profile sheet cladding. The units have concrete floors with 6.8m clear height and benefit from first floor offices with perimeter trunking and heating. All units are served by electric loading doors with loading aprons and allocated parking.

Key Features Include:

- Established trade counter and industrial location
- 6.8m clear height
- 1 x electric loading door per unit
- Electrical vehicle charging points
- Fitted first Floor offices
- WC / shower facilities
- Secured shared gated yard
- Located close to the Purley Way (A23)



Accommodation

Unit 1	Sq Ft	Sq M
Ground Floor Warehouse	2,802	260.3
Ground Floor Lobby	195	18.1
First Floor Office	1,146	106.5
TOTAL	4,143	384.9

Unit 5	Sq Ft	Sq M
Ground Floor Warehouse	3,251	302.0
Ground Floor Lobby	168	15.6
First Floor Office	1,010	93.8
TOTAL	4,429	411.4

Unit 7	Sq Ft	Sq M
Ground Floor Warehouse	3,335	309.8
Ground Floor Lobby	195	18.1
First Floor Office	1,041	96.7
TOTAL	4,571	424.6

(Approx. GEA)

Location

Croydon is a well-established and thriving commercial centre located in Greater London. The town boasts excellent road and rail connectivity, being served by major routes such as Purley Way (A23) and the A232, which link further with the M23 and M25 motorways. Waddon Marsh Tram Station is conveniently located approximately 0.4 miles to the northeast of the property, offering regular tram services. Additionally, a frequent rail service from Croydon provides access to London Waterloo in just 31 minutes. The property is also strategically situated with both Heathrow and Gatwick Airports approximately 17 miles away, ensuring excellent air travel connectivity.

	Distance (miles)	Travel Time (mins)
M25 Junction 7	9	35
Gatwick Airport	17	40
Heathrow Airport	23	55
Central London	10	30

(Source: Google Maps)



Business Rates

The units have the following rateable values (2023)

- Unit 1: £61,000
- Unit 5: £67,500
- Unit 7: £66,000

Interested parties should make enquiries with Croydon Council.

EPC

- Unit 1 – B:43
- Unit 5 – C:73
- Unit 7 – C:74

Terms

The units are available on new full repairing & insuring leases on terms to be agreed. Quoting rents available on request.

Legal Costs

Each party will be responsible for their own legal costs.

Due Diligence

Any interested party will be required to provide the agent with information to comply with anti-money laundering legislation.



Unit 1 - Warehouse



Unit 1 - Office

Contact

For further information, or to arrange a viewing, please contact Knight Frank or our Joint Agents.



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SUBJECT TO CONTRACT

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Particulars dated September 2024. Photographs dated June 2024.

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