



INDUSTRIAL AND WAREHOUSE UNITS TO LET  
**1,173 - 5,565 FT<sup>2</sup>**

PROGRESS BUSINESS PARK, PROGRESS WAY, CROYDON, CR0 4XD

## DESCRIPTION & ACCOMMODATION

This modern industrial/trading estate comprises 18 units of brickwork construction under steel trussed roofs. This securely gated estate benefits from ample parking and vehicle loading. All units are fully refurbished to a high specification.



|               | FT <sup>2</sup> | M <sup>2</sup> |
|---------------|-----------------|----------------|
| <b>UNIT 6</b> | 1,173           | 109            |
| <b>TOTAL</b>  | <b>1,173</b>    | <b>109</b>     |

|                  | FT <sup>2</sup> | M <sup>2</sup> |
|------------------|-----------------|----------------|
| <b>UNIT 7</b>    | 1,173           | 109            |
| Mezzanine Office | 865             | 80             |
| <b>TOTAL</b>     | <b>2,038</b>    | <b>189</b>     |

|               | FT <sup>2</sup> | M <sup>2</sup> |
|---------------|-----------------|----------------|
| <b>UNIT 8</b> | 1,173           | 109            |
| <b>TOTAL</b>  | <b>1,173</b>    | <b>109</b>     |

|               | FT <sup>2</sup> | M <sup>2</sup> |
|---------------|-----------------|----------------|
| <b>UNIT 9</b> | 1,181           | 110            |
| <b>TOTAL</b>  | <b>1,181</b>    | <b>110</b>     |

|              |              |            |
|--------------|--------------|------------|
| <b>TOTAL</b> | <b>5,565</b> | <b>517</b> |
|--------------|--------------|------------|

Units are available separately or combined



ON-SITE PARKING



WC FACILITIES



ROLLER SHUTTER LOADING DOOR



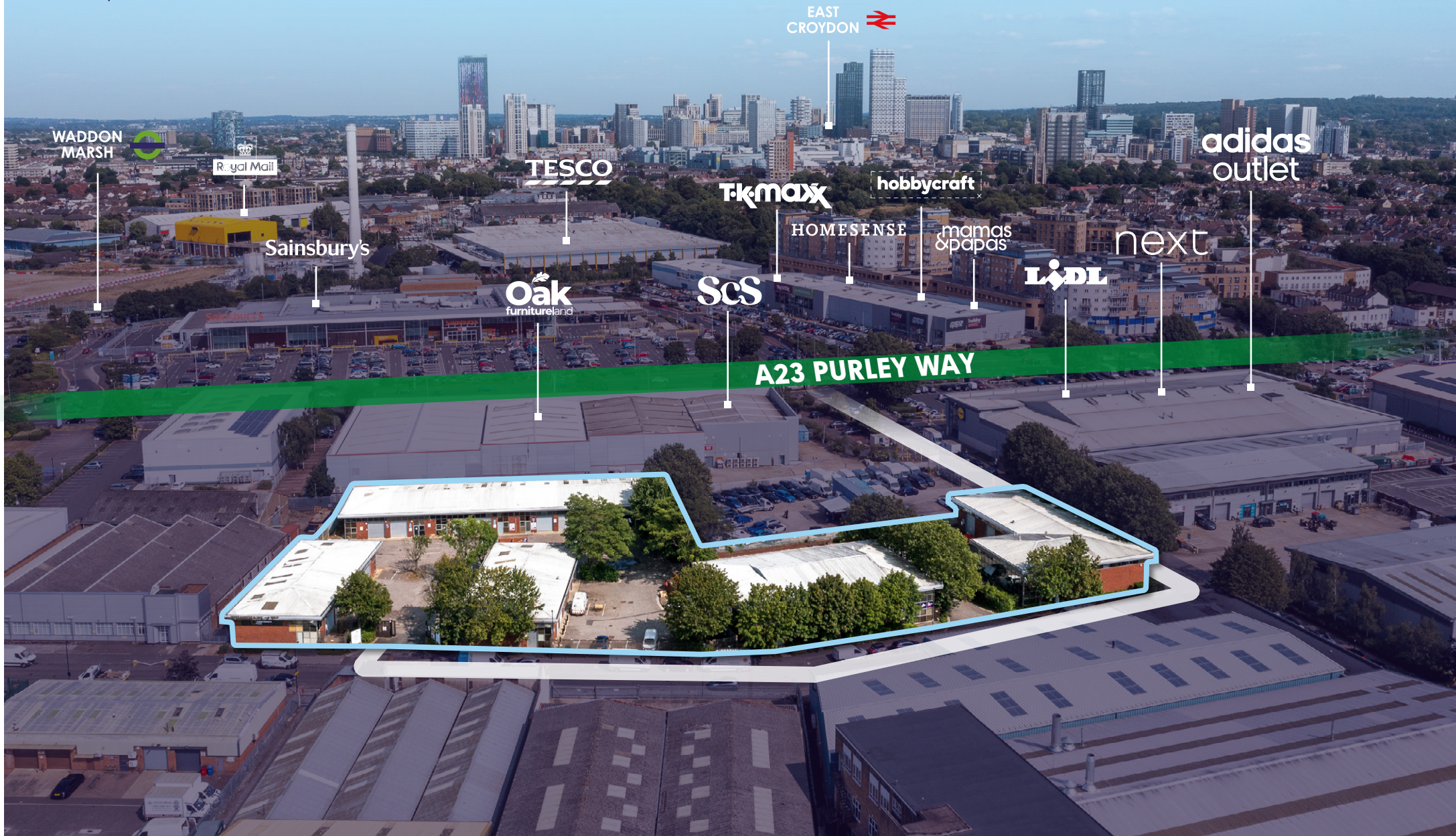
SECURE GATED ENTRANCE



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 Station approximately 0.5 miles distance providing quick and easy access into Central Croydon, both East and West Croydon Railway Stations as well as Mitcham and Wimbledon to the West.





## RENT

Rent on application.

## EPC

Unit 6 - B-48  
 Unit 7 - C-62  
 Unit 8 - C-58  
 Unit 9 - C-57

## LEGAL COSTS

Each party to be responsible for their own legal fees.

## VAT

VAT will be charged on the terms quoted.

## RATES

Unit 6 rateable value - £18,000 (2023)  
 Unit 7 rateable value - £28,500 (2023)  
 Unit 8 rateable value - £18,000 (2023)  
 Unit 9 rateable value - £18,000 (2023)

## FURTHER ENQUIRIES



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