

# COMMERCE TRADE PARK

4 COMMERCE WAY | CROYDON | CRO 4YN



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## TO LET

INDUSTRIAL/WAREHOUSE/ TRADE UNITS FROM 3,830 – 4,253 SQ.FT



Typical ground floor accommodation



**Electric Loading Door (x1 per unit)**



**Fitted First Floor Offices**



**6.8m Clear Height**



**Waddon Train Station: 17 minute walk**



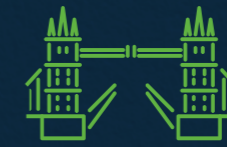
**Wandle Park Tram stop: 10 minute walk**



**Junction 7 (M25): 13 miles**



**LED Lighting**



**Central London: 10.8 miles**



**On-site Parking**



Typical first floor accommodation



## AVAILABILITY

UNIT 1	Size (SQ M)	Size (SQ FT)
Ground Floor Warehouse	260.5	2,804
Office	95.9	1032
<b>TOTAL</b>	<b>356.4</b>	<b>3,836</b>

UNIT 4	Size (SQ M)	Size (SQ FT)
Ground Floor Warehouse	260.3	2,802
Office	95.5	1,028
<b>TOTAL</b>	<b>355.8</b>	<b>3,830</b>

UNIT 5	Size (SQ M)	Size (SQ FT)
Ground Floor Warehouse	308.5	3,321
Office	86.6	932
<b>TOTAL</b>	<b>395.1</b>	<b>4,253</b>

UNIT 7	Size (SQ M)	Size (SQ FT)
Ground Floor Warehouse	304.2	3,275
Office	86.9	935
<b>TOTAL</b>	<b>391.1</b>	<b>4,210</b>

### Approximate Gross Internal Areas

## FURTHER INFORMATION

### EPC

**Unit 1** – B, **Unit 4** – C, **Unit 5** – B, **Unit 7** – B

### VAT

VAT is applicable to all terms quoted.

### TERMS

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

### RENT

On application.

### BUSINESS RATES

Interested parties are advised to make their own enquiries with the local council.

### RATEABLE VALUES

**Unit 1** – £61,000, **Unit 4** – £61,500, **Unit 5** – £67,500, **Unit 7** – £66,000

### INSPECTIONS

Inspections are by appointment only and can be arranged by contacting a member of the Knight Frank and SHW team below.

### Charlie Perkins

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### Gus Haslam

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