

#

**SHW**

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**FOR SALE/  
TO LET**

**INDUSTRIAL AND WAREHOUSE – 13,828 SQ FT (181.66 SQ M)**

**19 Progress Way, Croydon, Surrey, CR0 4XD**



## DESCRIPTION

The premises comprise a detached unit of brickwork construction with steel trussed roof.

The unit has a two-storey office to the front, four up and over loading doors and a self-contained yard/parking area.

## LOCATION

The premise is situated on the western side of Progress Way, which runs north/south between Beddington Farm Road and Commerce Way, close with their junction with the A23 Purley Way.

Central Croydon is approximately 1 mile to the west and Waddon Marsh Tram Stop is approximately 0.5 miles distance, providing quick and easy access into Central Croydon and both East and West Croydon railway stations, as well as Mitcham and Wimbledon to the west.

## ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	13,196	1225.95
First Floor Offices	632	58.71
<b>TOTAL</b>	<b>13,828</b>	<b>1,284.66</b>

## AMENITIES

- 6.8m eaves
- On-site self-contained yard area/parking
- Four up-and-over electric loading doors
- Two-storey offices
- Three-phase power
- Male and female WCs
- Basic clean room

## FREEHOLD PRICE

£3,500,000

## LEASEHOLD PRICE

£225,000 per annum exclusive

## TENURE

This property is available to let on terms to be agreed.

## RATES

Rateable Value: £146,000 - (2023).

## VAT

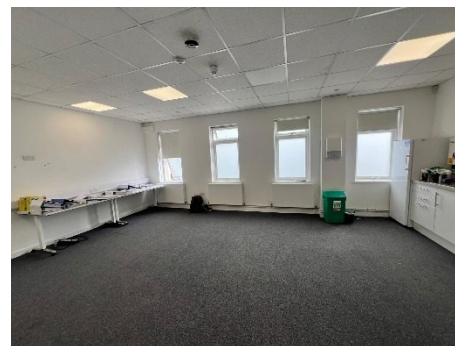
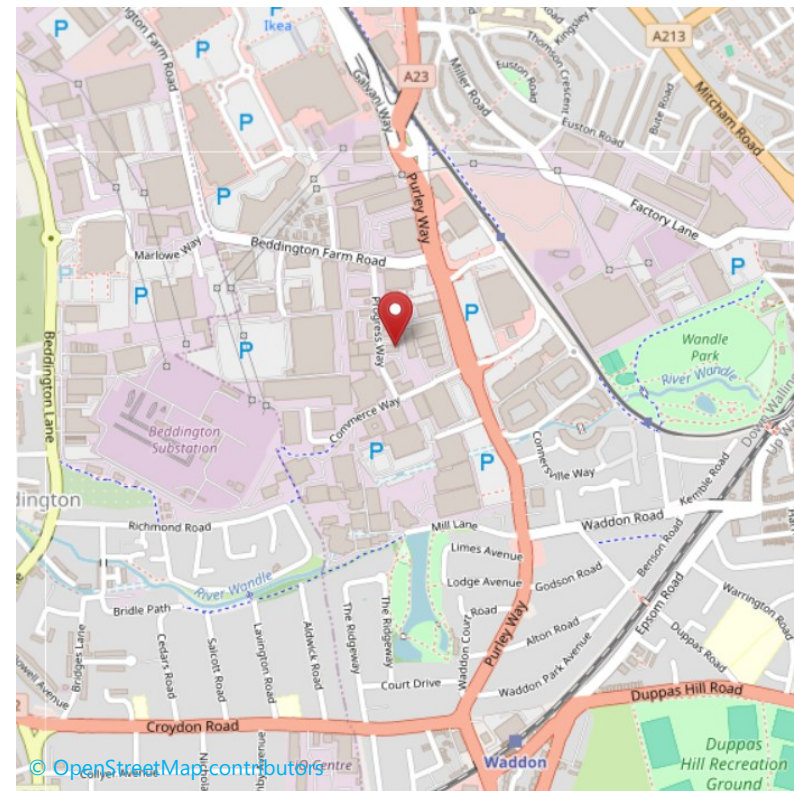
VAT will be charged on the quoting terms.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## EPC

EPC B.



## VIEWINGS – 020 8662 2700

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