

COMMERCE TRADE PARK

4 Commerce Way, Croydon, CR0 4YN

DTRE



TO LET Trade counter/warehouse units available from 4,143 – 4,589 sq. ft

Specification

The estate is self-contained and comprises 8 units arranged over two terraces. Developed in 2006, the units are of steel portal frame construction, with steel profile sheet cladding. The warehouses have concrete floors with 6m eaves and benefit from first floor offices with perimeter trunking, heating and air-conditioning. Externally, all units have electric loading doors with yards to the front and allocated parking areas.

Unit	Warehouse (sq. ft)	Office (sq. ft)	Total (sq. ft)
1.	2,804	1,032	3,836
5.	3,321	932	4,253
7.	3,275	935	4,210



Eaves Height
8M



Electric Loading Door
X1 per Unit



Electric Vehicle Charging
X1 per Unit



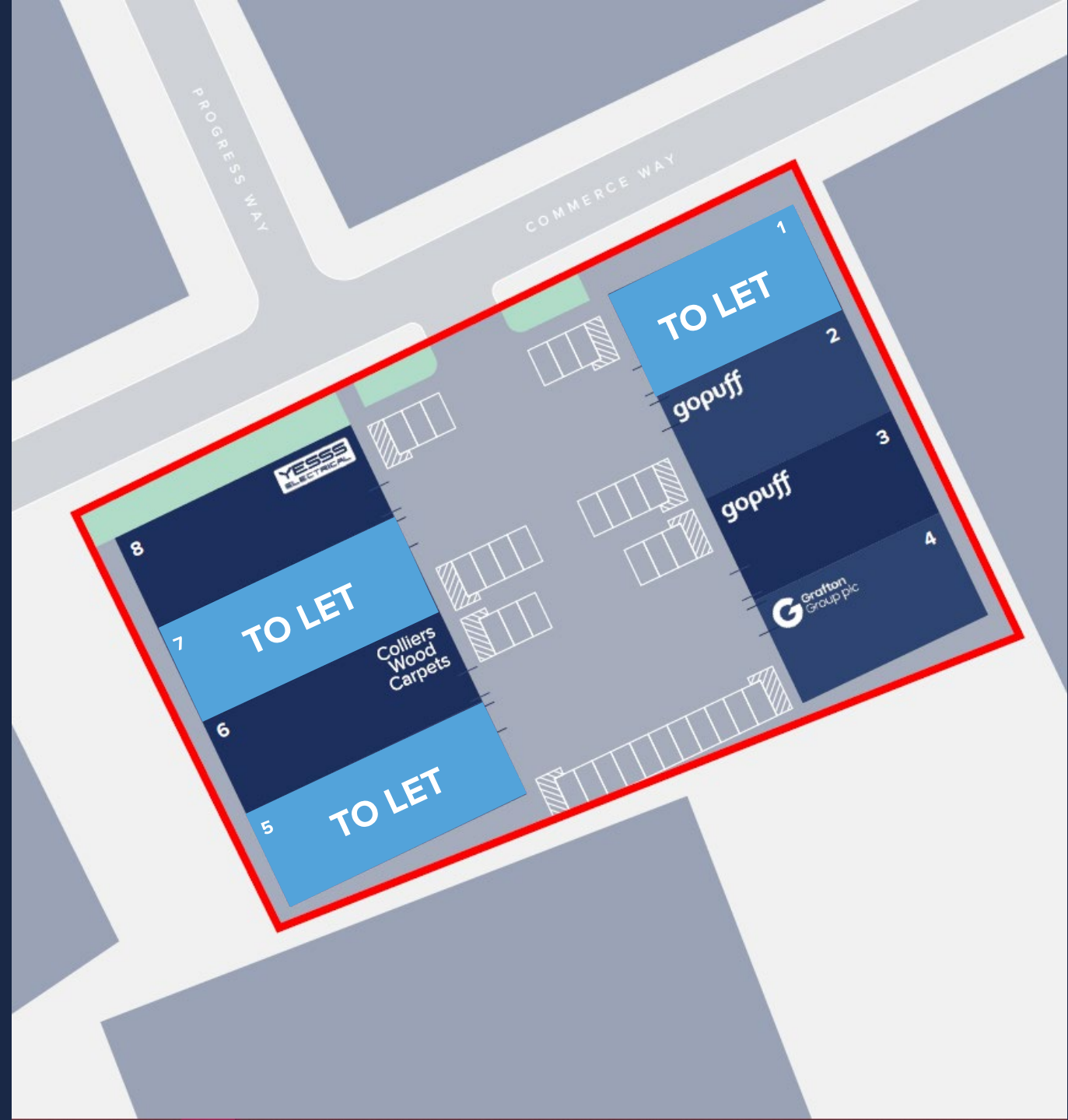
First Floor Offices



Established Trade Counter
Location



WC Facilities



Photography





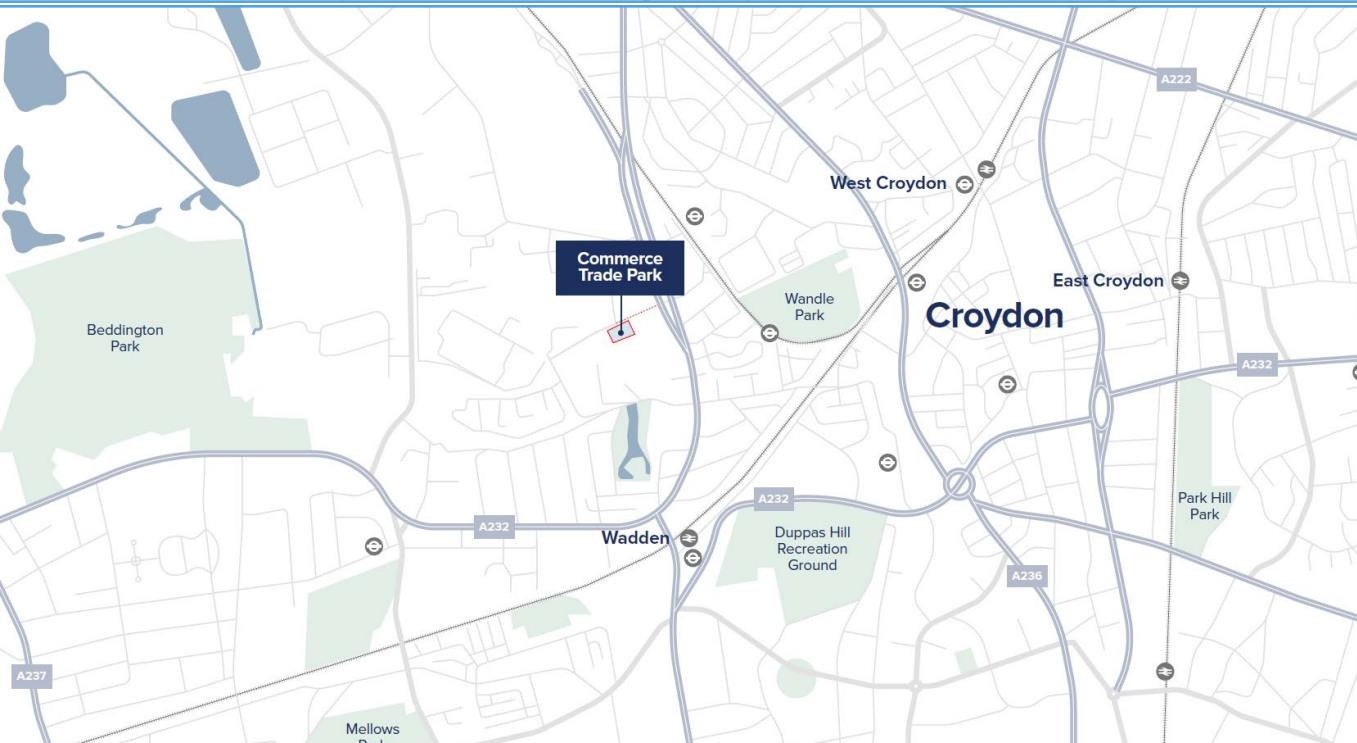
Location

Croydon is a well established and thriving commercial center located in Greater London.

The town has excellent road and rail connectivity being served by Purley Way (A23) and the A232 which further connects with the M23 and M25.

Waddon Marsh Tram Station is approximately 0.4 miles to the north east of the property and a regular rail service provides access to London Waterloo in 31 minutes.

Both Heathrow and Gatwick Airports are 17 miles away from the property than a mile to the north.



Point of Interest	Distance (Miles)	Travel Time (mins)
M25 Junction 7	8	27
Gatwick Airport	17	36
Heathrow Airport	17	50
Central London	10	30



T.K. Maxx

hobbycraft

WANDLE PARK

currys

STARBUCKS COFFEE

ALDI

SMYTHS

M&S

TESCO

LIDL

PURLEY WAY A23

amazon

COMMERCE WAY

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 **Knight
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