PRAETORIAN PROPERTIES LTD
COMMERCIAL PROPERTY DEVELOPMENT

Let until 2029

11 Imperial Way Croydon, Surrey CR0 4RR

13,220 SQ FT / 1,228 SQ M

Ground Floor (Warehouse)
10,169 sq.ft / 945 sq.m

First Floor (Office)
3,047 sq.ft / 283 sq.m

£155,000 P.A.
(£11.72 PSF / £126.22 PSM)









INDUSTRIAL UNIT OVERVIEW

- Industrial License exists for the premises, B2 & B8
- High Office content (23%) fitted with Air Con
- Ground Floor to underside of haunch 4.7m, accessed by Full Height concertina door
- Secure Parking and Yard Space using Heavy Steel Gates and additional gate fence to front parking
- W.C.s and Kitchens in ground floor warehouse and first floor offices.
- Showroom on ground floor.
- Nine car parking spaces to the front of the building
- Large yard to side and rear

COMMERCIAL PROPERTY DEVELOPMENT
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LOCATION

Imperial Way is situated off the A23 Purley Way in an area seeing a considerable amount of new commercial development.

The surrounding area is predominately industrial in nature although there is increasingly new Trade Counter business and large Retail companies such as Costco.

The M23 (with links to M25) is within 6 miles with Central Croydon being 2 miles away. The nearest railway station is South Croydon, while the major rail link of East Croydon Station offering direct fast services to Central London is also within 2 miles.

DESCRIPTION

A substantially built predominantly brick warehouse and office facility constructed in the early 1970's.

The property offers significant storage space in the form of its high ceiling warehouse and large parking area / yard space to both side and rear. In addition the building has extensive office facilities on the first floor and a prominent road presence within Imperial Way allowing use as a customer showroom or trade counter premises.

The front parking spaces and yard are secured by two gates providing security while the loading bay roof allows weather shielding to HGV's while using the side loading bay door. Inside the high ceiling offices on the first floor Air Conditioning.

Terms

11 year lease from 2018

Rateable Value

The property has a rateable value of £149,000 (Effective Date 01 April 2026).

Viewing

Strictly by appointment

CONTACT

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