

UNIT 9

— STIRLING WAY, CROYDON CR0 4XN —

NO SERVICE CHARGE

3,269 SQ FT 304 SQ M GIA
SELF-CONTAINED NEW BUILD
INDUSTRIAL / WAREHOUSE UNIT TO LET



SELF-CONTAINED
UNIT



POTENTIAL FOR
MEZZANINE OFFICES



EAVES HEIGHT
6.8M



KITCHENETTE



WCs INCLUDING
ACCESSIBLE



ALL ELECTRIC
BUILDING



ELECTRIC ROLLER
SHUTTER



NO SERVICE
CHARGE PAYABLE



5 CAR
PARKING SPACES



THREE PHASE
POWER



CYCLE
PARKING



SECURE
YARD



SOLAR
PANELS



EPC A



///deeper.worm.birds

SITUATED WITHIN AN
ESTABLISHED COMMERCIAL
& INDUSTRIAL AREA

THERAPIA
LANE

PURLEY WAY



WATCH THE
DRONE VIDEO

9 STIRLING WAY is a new build, self-contained property, benefiting from its own dedicated forecourt, loading area and parking provision. The property offers flexibility to install mezzanine and/or office accommodation.

The unit benefits from excellent access to the A23/Purley Way, M25 and wider South London road network. Croydon, Sutton and central London are easily accessible, with nearby tram and rail services from Waddon Marsh, West Croydon and East Croydon.

FURTHER INFORMATION

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