

To Let

Units 1 & 2 Newman Road Croydon, CR0 3JX

TO BE FULLY REFURBISHED FOR OCCUPATION Q4 2026

Property Description:

Prominently located end of terrace warehouse unit with excellent frontage on to the A23 Purley Way. The property is to be fully refurbished to include new WCs, kitchenette and warehouse lighting.

The property provides two full height electronically operated loading doors, 17m deep loading apron, generous car parking and partially self-demised yard area. The units are interconnected via four internal openings.

KEY FEATURES

- To be comprehensively refurbished, ready for occupation in Q4
- Prominent on to the A23 Purley Way
- 2 electrically operate level access loading doors
- 5.1m underside eaves, rising to 6.6m at the apex
- Generous loading apron, forecourt & loading
- New fully fitted ground and 1st floor offices
- New ground floor kitchenette
- New ground floor and warehouse W/Cs
- Equidistant between Central London and the M25, accessible within 60 minutes and 30 minutes, respectively

	SQFT	SQM
Warehouse	16,792	1,560.00
Ground floor office & amenity	1,300	120.80
First floor office	1,200	111.50
Total	19,292	1,792.3

Measurements on a GIA basis & subject to verification upon refurbishment



Please contact the marketing agents for further information or to view:

Heather Harvey Wood
Partner

Direct: +44 (0) 207 152 5324
Mobile: +44 (0) 7917 423467

Heather.Harvey-Wood@cushwake.com

Alex Doyle
Senior Surveyor

Mobile: +44 (0) 7826 537141
Direct: +44 (0) 20 715 25428

Alexander.Doyle@cushwake.com

George O'Connor
Senior Surveyor

Mobile: +44 (0) 7552 267 385
Direct: +44 (0) 207 152 5021

George.Oconnor1@cushwake.com

[cushmanwakefield.com](https://www.cushmanwakefield.com)

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LOCATION

Located directly on the A23 Purley Way, the property is well positioned within a key industrial location and excellent access to nearby road networks: both J6 of the M25 and J8 of the M23 are accessible in under 30 minutes.

The property also benefits from excellent public transport links with the The Croydon Tram via Ampere Way a 6-minute walk away and with bus routes 289 & 663 running directly outside the estate.

The property provides immediate access to a range of local amenities. Matalan and The Range are located immediately adjacent to the north and Ikea Croydon and Valley Retail Park are an 11-minute walk to the South East and include Boots, Sports Direct, Pizza Express, Nandos, Burger King and a cinema complex.

Transport	Distance
East Croydon Station	2.7 miles
J11 M4	2.6 miles
J6 M25	9.6 miles
Gatwick Airport	22 miles

Source: Google maps

REFURBISHMENT

The landlord is to undergo a comprehensive refurbishment throughout to include: new double-glazed windows to the 1st floor level (STP), LED lighting throughout, refurbished ground floor offices and new fully fitted 1st floor offices, new ground floor W/C's and kitchenette. and repainting of the warehouse floor and walls.

VAT

All figures quoted are exclusive of VAT which will be charged at the appropriate rate.

TERM

The property is available to let on a new Green Lease for a term of years to be agreed. The lease will be drawn on FRI terms. For further information, please contact the agents below.

RATEABLE VALUE

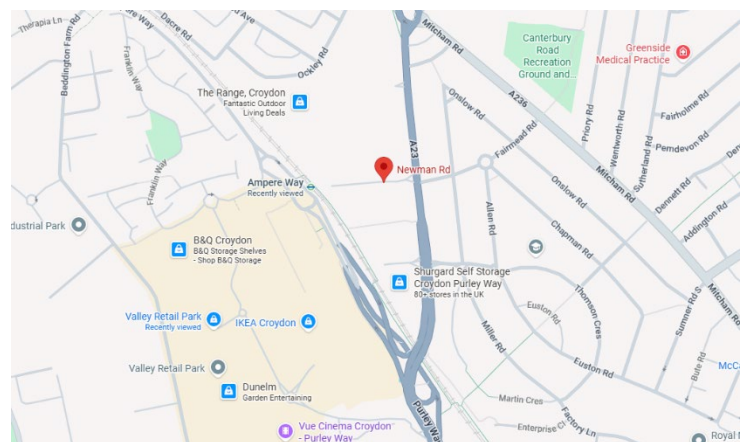
The Rateable value for the property with effect from 1 April 2026 according to the VOA £252,000.

EPC

The property has a pre-refurbishment EPC rating of C.

SERVICES

We understand that the property benefits from the following services: mains water, drainage, 3 phase electricity and capped gas.



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