

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

SHW

TOM REED
07867 232653
treed@shw.co.uk

RACHEL GOOD
07740 449381
rgood@shw.co.uk

CENTRO

020 8401 1000
www.centro.plc.uk

MORGAN PEREZ
07852 169190
morganperez@centro.co.uk

PAUL HARWOOD
07786 628143
paulharwood@centro.co.uk

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. Sept 2026.
Designed by: Ovation Creative Ltd, +44 (0)7889 982136.