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**FOR SALE
/ TO LET**

INDUSTRIAL AND WAREHOUSE – 6,847 SQ FT
Unit 1, Mariner Business Centre, 1 Kings Way, Croydon, Surrey, CR0 4GE

DESCRIPTION

The unit comprises an end-terrace steel portal frame industrial / warehouse unit of part block construction with metal sheet cladding. The warehouse is accessed via a single roller shutter door and benefits from a ground floor reception/offices, kitchen and breakout area, first floor offices and mezzanine. Externally, there is a loading area, 5 allocated parking spaces and additional visitor parking spaces.

LOCATION

Mariner Business Park is situated on Kings Way which connects with the A23 Purley Way via the B271 Stafford Road or via Queen's Way/ The A23 provides easy access to the M23 at Junction 8 and the M25 at Junction 7, both of which are approximately 8 miles to the south.

Croydon is approximately 10 miles south of Central London with the property being located approximately 1.5 miles to the south west of Central Croydon.

Public transport links are via numerous bus services along the Purley Way, Stafford Road, Waddon Railway Station or Wandle Park Tramlink which are all within one mile.

ACCOMMODATION (GROSS INTERNAL AREA)

FLOOR	SQ FT	SQ M
GF Warehouse & Office / Reception	4,366	405.59
First Floor Office	1,784	165.80
Mezzanine	697	64.9
TOTAL	6,847	636.10

AMENITIES

- 3 Phase Electricity
- Ground- and first-floor offices
- Eaves height of 7.12m rising to 8.05m
- WCs on the ground and first floors
- Modern unit constructed in 2007
- 5 car parking spaces with additional visitor parking
- Loading bay

PRICE

Offers in excess of £1,750,000.

RENT

£100,000 per annum exclusive

RATES

Rateable value from 2026 - £100,000.

VAT

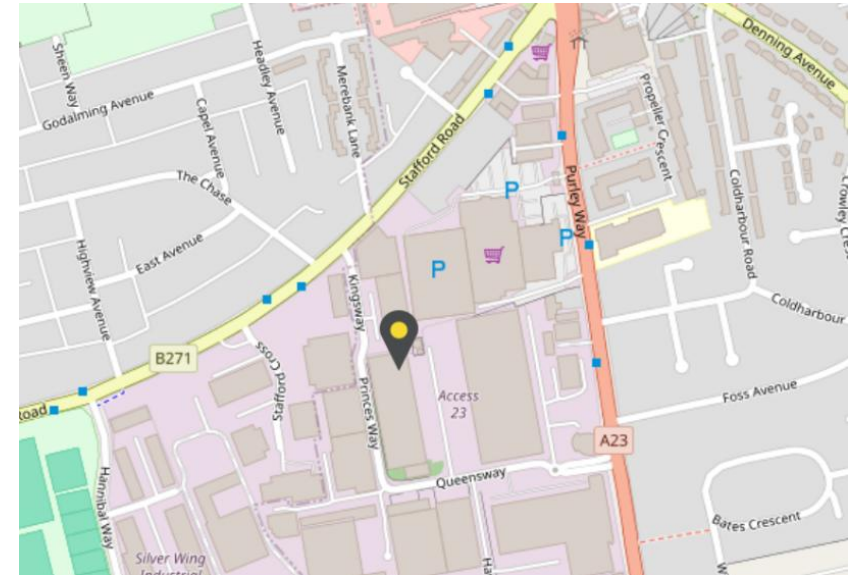
The property is elected for VAT

LEGAL COSTS

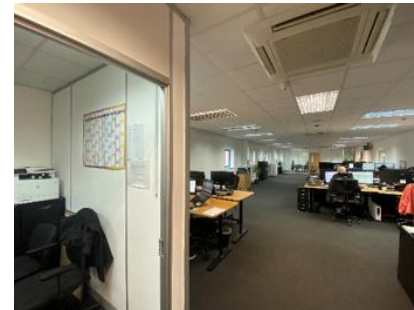
Each party is to be responsible for their own legal costs.

EPC

The property has an EPC rating of D.



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**VIEWINGS – 01273 876 200**

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