



Unit 5 Broadfield Close,
Croydon, CR0 4XR

WAREHOUSE /
WORKSHOP & OFFICE /
CLASS E

FOR SALE

PROPERTY SUMMARY

- Freehold two storey Warehouse /Workshop & Offices (Class E)
- Gross internal area 1,813 sq.ft (168.43 sq.m)
- 3 Phase power
- Established location on Broadfield Close of A23 Purley Way
- Freehold Price - £370,000
- 3-4 parking spaces

LOCATION

The property occupies an excellent location just off the Purley Way (23) within Croydon's principal industrial area and close to Ikea and the main retail parks. Broadfield close links Beddington Farm Road and Commerce Way just to the east of the A23 Purley Way.

Broadfield Close is very well located for the A23 and A232, providing links to Central London, Gatwick Airport and the M25. East and West Croydon railway stations together with Ampere Way and Wandle Park Tram Stations are also close by.

DESCRIPTION & ACCOMODATION

A freehold semi-detached, self-contained two storey warehouse / workshop with offices. The premises are currently arranged to provide warehouse / workshop and offices on the ground floor with storage, kitchenette and toilets on the first floor. The property also benefits from front loading, 3-phase power, gas central heating, LED lighting and CCTV.

The accommodation and net internal floor areas are as follows:-

Ground Floor	1,106 sq.ft	102.75 sq.m
First Floor	707 sq.ft	65.68 sq.m
Total	1,813 sq.ft	168.43 sq.m

Outside Parking for 3-4 cars

SALE PRICE

We are instructed to seek offers in the region of **£370,000** for the freehold. **Subject to contract**

VAT We understand that VAT is **not** applicable to the sale price

RATES

The Valuation Office Agency Website describes the property as "Workshop & Premises" and advises that the 2026 Rateable Value is £20,500. The current UBR is 49.9 pence in the £. Further enquiries in this respect should be made to Croydon Council.

LEGAL COSTS

Each party is to bear their own legal costs.

EPC

To be assessed

For further information or to view please contact

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