



**Second Floor, 5 Commerce Way, Croydon,  
CR0 4XA** - A second floor office to let under a new lease

020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



specialist advice on all property matters

# Second Floor, 5 Commerce Way, Croydon, CR0 4XA

## Rent: £8,500 per annum exclusive

**LOCATION:** - The property is situated on the second floor of an industrial building on Commerce Way, just off of the A23 Purley Way. Purley Way is a bus route connecting Thornton Heath to Purley. Waddon Marsh tram stop (providing links to Wimbledon and East Croydon Station) is a short walk from the property. Purley Way offers a range amenities such as a large Sainsbury's, Aldi, Adidas Outlet and Marks & Spencers.

**DESCRIPTION:** - The property comprises a second floor, largely open plan office space. The property is accessed via a communal front door shared with Fleetline Coachworks who occupy the ground floor space. There is a kitchenette and shared WC facilities. There is a partitioned director's office.

**ACCOMMODATION:** -  
Total floor area 80m<sup>2</sup> (861ft<sup>2</sup>) approx.

**TENURE:** - The property is to be offered by way of a new lease, the length of which is to be negotiated.

**USE/PLANNING:** - We understand the property currently falls within Class E (Retail / Office) of the current Town and Country Planning (Use Classes) Order.

**Interested parties should make enquiries of the Local Authority in respect of their intended use prior to offer**

**RENT:** - An initial rent of £8,500 (eight thousand five hundred pounds) per annum exclusive is sought.

**BUSINESS RATES:** - The property has a rateable value of £12,250. Interested parties should make enquiries of the Local Authority regarding the rates payable.  
[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** -The building has an EPC rating of 48 within Band B.

**VAT:** - We understand that the premises is elected to VAT therefore VAT will be chargeable on all outgoing.

### **BUILDING CONTRIBUTIONS:** -

**Electricity** – the office supply is metered. Usage charged monthly using meter readings.

**Gas** - calculated as a percentage of occupied space. Currently 4.3% of total monthly bill for the building.

**Broadband** – existing dedicated fibre line into the building. £91.67 per month contribution.

Other charges include water, waste collections, and cleaning.

**Insurance** – buildings and terrorism insurance is arranged by the superior landlord. There would be a contribution of 5%.

**Tenants are required to have a minimum of £10m public liability insurance cover arranged prior to occupation.**

**VIEWINGS:** - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

[www.hnfproperty.com](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto:info@hnfproperty.com)

 @hnfprop

Viewings by prior arrangement - call our team for more information

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.  
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

Date: 09/10/2025



specialist advice on all property matters



020 8769 0161

[www.hnfproperty.com](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto:info@hnfproperty.com)

 @hnfprop

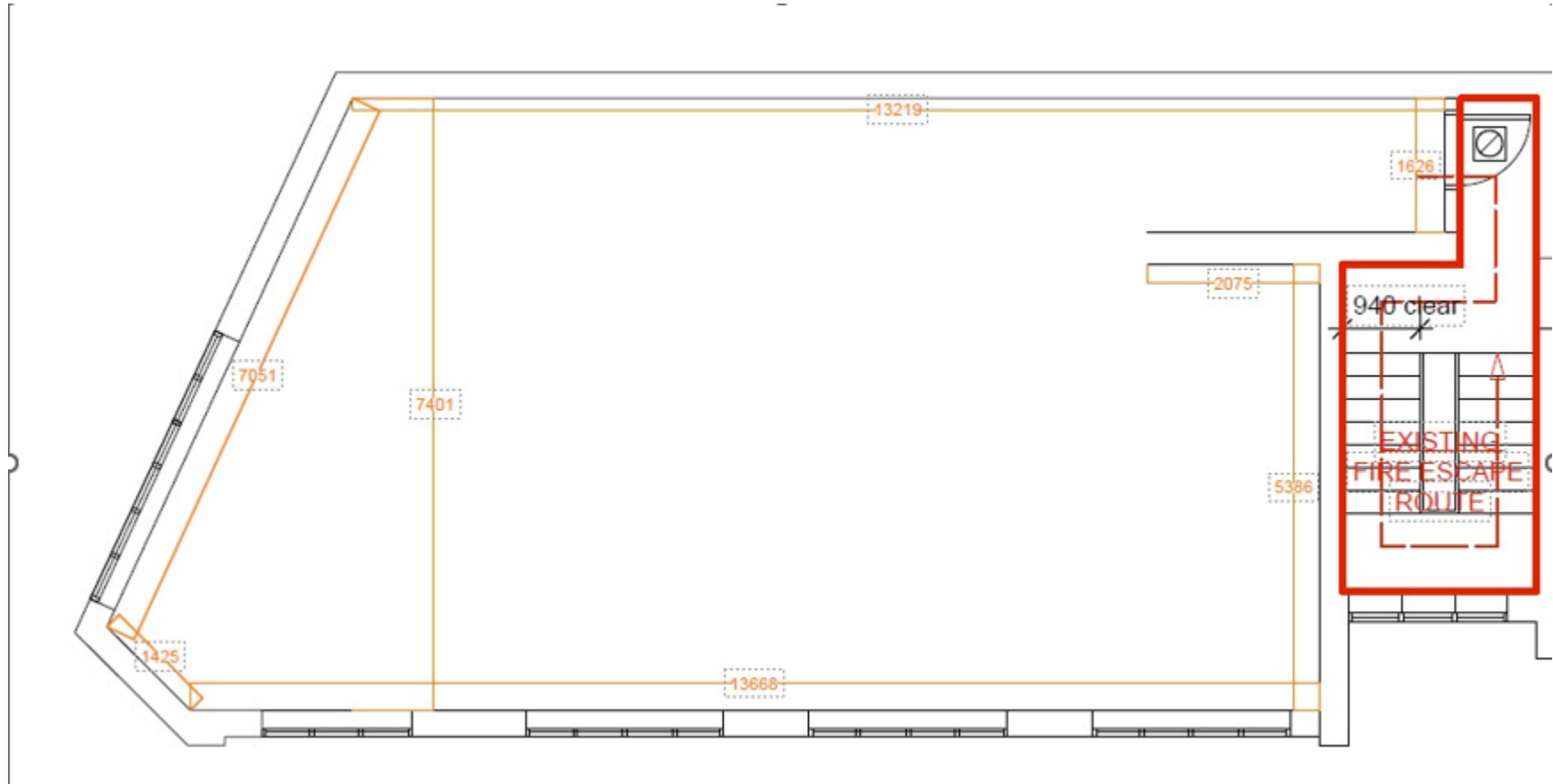
Viewings by prior arrangement - call our team for more information

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.  
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

Date: 09/10/2025



specialist advice on all property matters



020 8769 0161

[www.hnfproperty.com](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto:info@hnfproperty.com)

 @hnfprop

Viewings by prior arrangement - call our team for more information

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.  
 2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

Date: 09/10/2025



specialist advice on all property matters