

# TO LET.

Unit 4, 500 Purley Way, Croydon CR0 4NZ.



## Property Features.

- Rarely available warehouse / production facility
- Established and sought after South London location
- 7 level access loading doors
- Secure, self contained yard
- Fitted offices
- Ample parking



## Description.

Unit 4 comprises four interconnecting warehouse / production bays of steel portal frame construction, with two storey office accommodation to the front and rear, with a secure yard and parking.

### Warehouse

- Doubled pitched steel clad roofs
- 6 rear level loading doors
- 2 recessed loading bays
- Additional level loading door to front
- 4.45m clear height rising to 6.6m at the apex
- Lighting and heating
- Mezzanine in part (may be removed)
- Self contained secure yard

### Offices

- Front and rear office accommodation
- Air conditioning
- Staff amenities
- Lift to front office space

### External

- Gated yard
- External lighting
- Ample car parking to front and rear

## Accommodation.

	Sq Ft	Sq M
Warehouse	81,682	7,579
Rear Offices	5,174	481
Front Offices	10,229	950
<b>TOTAL</b>	<b>96,985</b>	<b>9,010</b>

All areas are approximate gross internal and are subject to re-measurement.

## Rates.

The property has a rateable value of £400,000 and is described as “warehouse and premises”. All enquiries should be directed to Croydon Local Authority (ref: 00136325120067).

## Location.

Unit 4 is situated off the Purley Way close to its junction with Stafford Road and Denning Way and the Morrison's Supermarket. The Purley Way (A23) is the main arterial north/south road through Croydon, providing good access to the main retail area and the main arterial route south to the M23/M25 and north to Central London.

The property is located in Croydon to the south of and away from the main Beddington Lane Industrial Area in the South London Borough of Sutton. Croydon is located approximately 10 miles south of central London and 9 miles north of Junction 7 of the M25/M23 and is therefore strategically well placed to serve South London and the wider southern M25 conurbation. Croydon is a well-established industrial/distribution area in South London and is host to many major logistics occupiers including Amazon, DHL, Royal Mail, Superdrug, UPS, DPD and Kuehne & Nagel.

The area benefits from good public transport with Waddon Station in close proximity, providing easy access to London (Victoria and London Bridge stations in 21 and 28 minutes respectively).

## EPC.

D:87

## Due Diligence.

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

## Legal Costs.

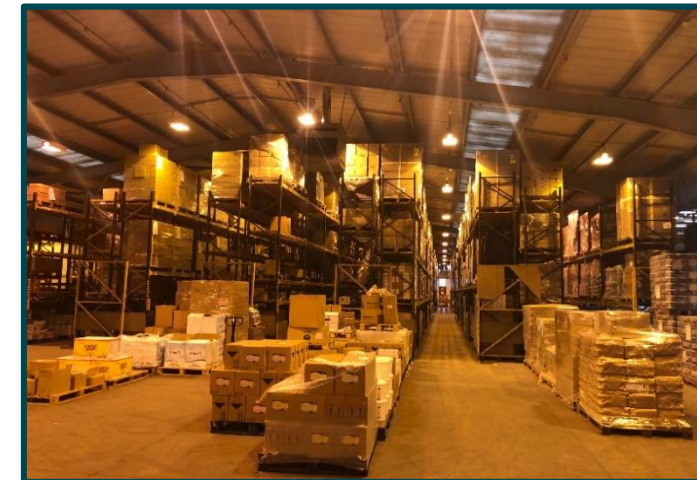
Each party to bear their own legal costs.

## VAT.

All pricing is subject to VAT.

## Terms.

Unit 4, 500 Purley Way is currently occupied by way of a lease expiring 28th September 2021. There is a sub lease in place on part expiring 4th September 2021. We understand that neither the head tenant, nor the sub tenant wish to remain in occupation beyond lease expiry. On this basis and, subject to lease expiry or surrender of the head lease and sub lease, the property is available by way of a new full repairing and insuring lease direct from the Landlord on terms to be agreed. Quoting rent available upon request.



# Contact.

For further information, or to arrange a viewing, please contact the sole agents.



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## SUBJECT TO CONTRACT

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Particulars dated July 2020. Photographs and videos dated 19<sup>th</sup> June 2020.

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