



**OFFICE -- TO LET**

**HS** HUGGINS STUART  
**E** EDWARDS

Unit 5, 2 Purley Way, Croydon, Surrey CR0 3JP  
£325,700 PER ANNUM

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## TO LET

Approx 16,285 sqft (1,513 sqm)

### DESCRIPTION

Self contained three storey building with B1(a) and B1 (c) mixed consent other uses considered, subject to planning. The property benefits from heating/comfort cooling system, ground floor reception, 8 person automatic passenger lifts, male, female and disabled WC's, kitchenette and staffroom, suspended ceilings with inset fluorescent lighting, raised floors, external CCTV and eleven on site car parking spaces.

Ground Floor	4,973 sqft	462 sqm
Mezzanine	3,487 sqft	324 sqm
First Floor	5,597 sqft	520 sqm
Second Floor	2,228 sqft	207 sqm
NIA TOTAL	16,285 sqft	1,513 sqm

### USE

From the 1<sup>st</sup> September 2020 the property will be classed under E (Commercial Business & Service) which permits a much wider variety of uses than would have previously been suitable for this property, to confirm if your business would be suitable please check the explanatory memorandum provided by The Government:

[https://www.legislation.gov.uk/ukxi/2020/757/pdfs/ukxiem\\_2020\\_0757\\_en.pdf](https://www.legislation.gov.uk/ukxi/2020/757/pdfs/ukxiem_2020_0757_en.pdf)

### RENT

£325,700 per annum.

### PRICE

On application

### LEASE

The premises are available as a whole or in floors on a new FRI lease for a period of years to be agreed. Alternatively, our clients

would consider the sale of their freehold interest for the premises.

### LOCATION

Situated just behind the new Bellway Development, IKON on the "Lombard" roundabout A23, Purley Way.

The premises have bus services passing the front door and are within half a mile walk of Therapia Lane and Amphere Way Tram stop with frequent services to Wimbledon and East Croydon station (15 minutes).

The A23 connects to the south of the London Borough of Croydon with the M23 (Junction 7) and M25 motorways.

### RATES

To be assessed.

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment through joint agents:-

### CONTACT

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### DATE

September 2020

### FOLIO NUMBER

171788 (CL)

### SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right



**HUGGINS STUART  
EDWARDS**

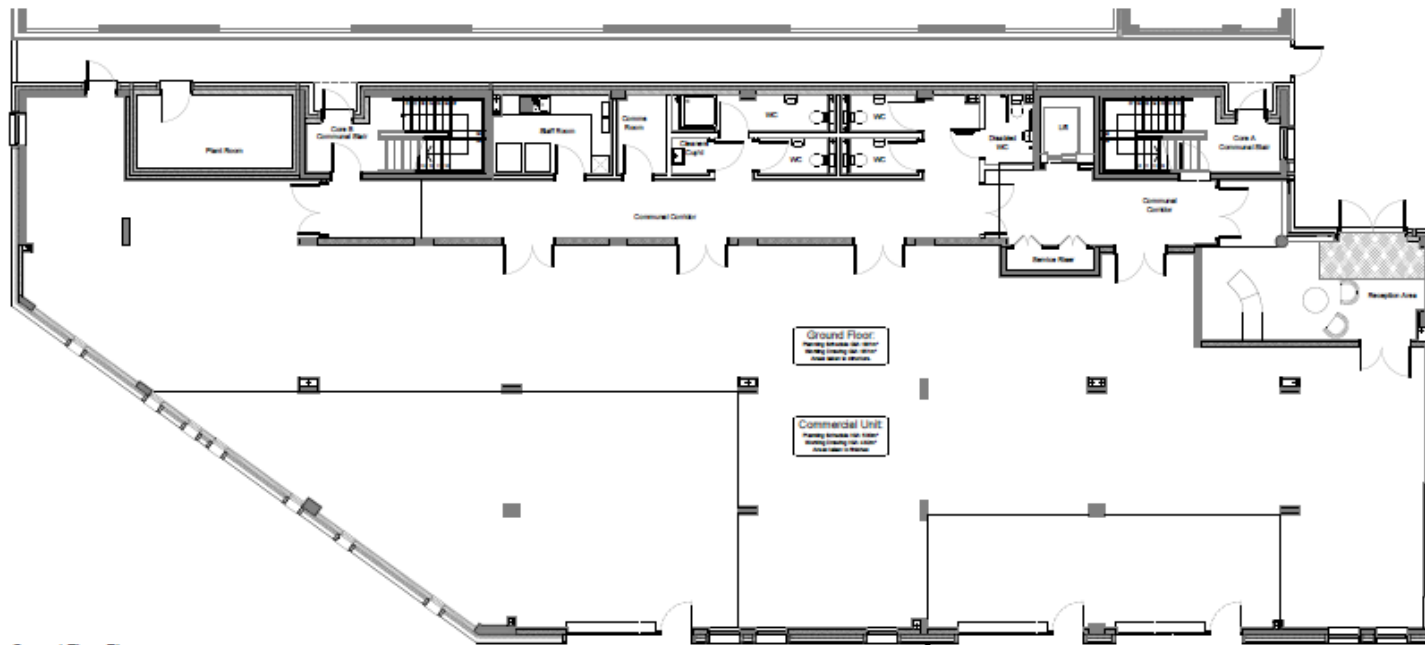
**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

102-104 HIGH STREET  
CROYDON  
CR9 1TN  
**020 8688 8313**

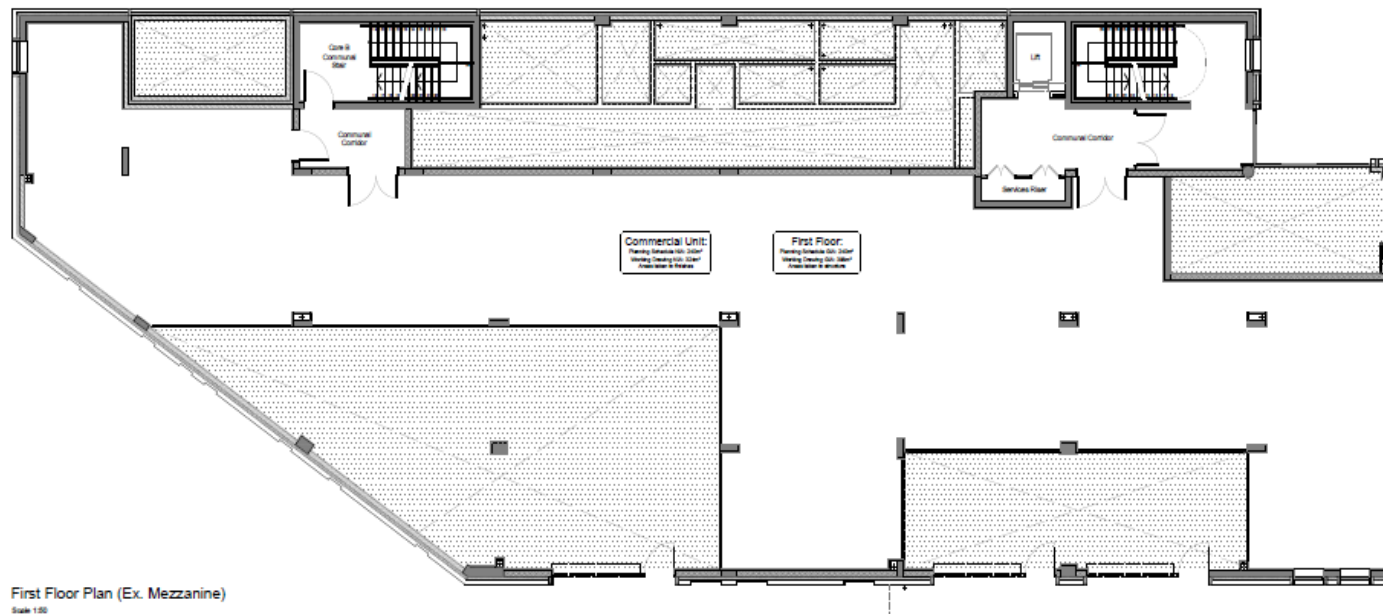
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KT18 7RG  
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[www.hsedwards.co.uk](http://www.hsedwards.co.uk)



Ground Floor Plan  
Scale: 1:50



First Floor Plan (Ex. Mezzanine)  
Scale: 1:50

