

# FORMER STEWARTS PLASTICS, PURLEY WAY CROYDON CR0 4WT



READY Q1 2022



New build units due to be complete by Q1 2022.

**INDUSTRIAL**

**TO LET**

**3,875 TO 60,810 SQ FT**

**(360 TO 5,649.43 SQ M)**

- New development ready for Q1 2022
- 6 – 9.5m eaves height
- Level access loading doors
- Secure yard to Unit 1
- Secure estate
- Adjacent to Valley Retail Park
- Target EPC – A

# FORMER STEWARTS PLASTICS, PURLEY WAY, CROYDON, CR0 4WT

## OVERVIEW

Available Size	3,875 to 60,810 sq ft
Rent	Rent on Application
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

## DESCRIPTION

The redevelopment of the Stewarts Plastics site will offer prominent new build industrial and trade units. The new units will offer high specification units with eaves height of 6 – 9.5m, secure yard to Unit 1, level access loading doors, EV charging spaces as well as target EPC – A.

## LOCATION

The development will benefit from with excellent road connections via the A23 and A205. This allows for direct access to serve the surrounding South London population. Furthermore, as part of the development a new access road will be constructed which will allows direct access to the nearby Valley Retail Park and Croydon IKEA.

Croydon town centre is undergoing major regeneration with upgraded rail infrastructure at East Croydon Station, continued residential redevelopment, office accommodation for HMRC and The Home Office at Ruskin Square. The site benefits from excellent public transport connections with two tram stops within 7 minutes walk (Amphere Way & Waddon Marsh), offering links to East Croydon Station and Wimbledon.

## ACCOMMODATION

The accommodation comprises of the following

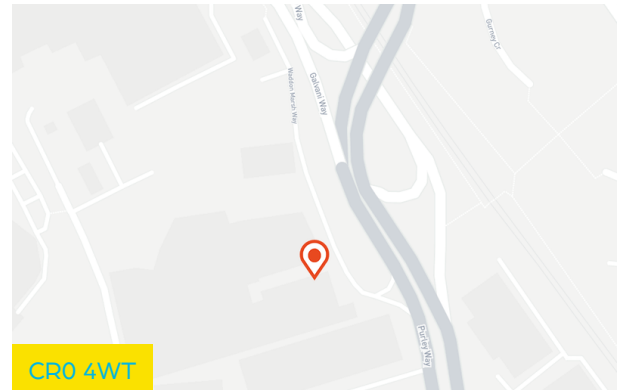
Name	Sq ft	Sq m	Availability
Unit - 1	18,300	1,700.13	Available
Unit - 2	3,875	360	Available
Unit - 3	9,415	874.68	Under offer
Unit - 4	7,480	694.91	Under offer
Unit - 5	4,790	445.01	Under offer
Unit - 6	4,790	445.01	Available
Unit - 7	6,080	564.85	Available
Unit - 8	6,080	564.85	Available
Total	60,810	5,649.43	

## VIEWINGS

Please contact the joint sole agents for further details and to arrange a viewing.

## TERMS

Available on new full repairing and insuring leases.



## VIEWING & FURTHER INFORMATION

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