

UNIT 5, 214 PURLEY WAY

Croydon, Surrey, CR0 4XG



Warehouse / Industrial Unit TO LET 4,699 sq ft.

SPECIFICATION

- Clear internal height: 5.8m
- Allocated parking and loading area
- 1 level access loading door
- Ground and first floor offices
- To be refurbished
- Prime location fronting Purley Way



LOCATION

The unit is strategically located in a prominent position on the A23 Purley Way, one of Croydon's most established and sought after industrial and retail areas. 214 Purley Way is located 10 miles south of Central London and 6 miles north of J7 of the M25/M23 motorways.

West Croydon Station is 1.3 miles away and Waddon Marsh Tram Stop is 0.3 miles away, providing regular services to East Croydon and Wimbledon. Purley Way also benefits from numerous bus routes.

DESCRIPTION

The available unit is of steel portal frame construction with part brick and part profile cladding elevations. The unit comes with ancillary office accommodation, full height loading door and designated yard and car parking.

TERMS

The unit is available on a new lease for terms to be agreed.

SUBJECT TO CONTRACT – 25/08/2020

DISCLAIMER: CBRE LIMITED

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AVAILABILITY

	Sq m	Sq ft
Ground Floor Warehouse		3,345
Ground Floor Office		702
First Floor Office		652
Total		4,699

*Additional canopy loading area of 573 sq ft.

EPC

C – 68. EPC available upon request.

RENT

£73,000 per annum exclusive.

VIEWING AND FURTHER INFORMATION

Strictly by prior arrangement with the joint sole agents.

SUBJECT TO CONTRACT – August 2020

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