

The logo consists of an orange trapezoidal shape pointing to the right, with the letters 'SHW' in white, bold, sans-serif font centered within it.

**SHW**

**MAKING  
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**FOR SALE**

**NEWLY CONSTRUCTED CLASS E UNIT**

**16,285 SQ FT (1,512.88 SQ M)**

**Unit 5, Ikon, 2 Purley Way, Croydon, Surrey, CR0 3JP**

**DESCRIPTION**

IKON is a mixed use residential-led development which includes a number of commercial units. Unit 5 is a new-build Class E unit set over ground to second floors and has been finished to a Cat A finish throughout.

The unit would suit a range of commercial uses under Class E including office, R&D, production, showroom or medical uses. Alternative uses may be considered on a subject to planning basis.

There was a previous prior approval application in 2021 seeking a change of use to 23 residential units, which was subsequently withdrawn.

The unit is to be sold with vacant possession.

**LOCATION**

IKON is prominently located fronting the A23 (Purley Way) at the Lombard Roundabout.

The scheme is located just a mile from the town centre amenities of Croydon, and within convenient commuting distance of Central London, being only 10 miles away. The site is situated on Lombard roundabout and can be directly accessed via Purley Way/ A236.

West Croydon, the nearest railway station, is 1.3 miles from the site. Trains run frequently to London Bridge, Clapham Junction, London Victoria, and Canada Water. The Tramlink connects Croydon to Wimbledon, with the nearest tram stop, Ampere Way, being a short walk from the development.

It is also well connected by road, with the M25, M23 (junction 7) and Gatwick Airport.

**ACCOMMODATION (NIA)**

	SQ FT	SQ M
2nd Floor	2,228	206.98
1st Floor	5,597	519.96
Mezzanine	3,487	323.94
Ground Floor	4,973	461.99
<b>TOTAL</b>	<b>16,285</b>	<b>1,512.87</b>

**AMENITIES**

- Suspended ceiling
- LED lighting
- VRF A/C
- Raised access floor
- WCs
- Kitchenette
- Lifts
- On site parking
- Loading doors

**PRICE**

Seeking unconditional offers in the region of (OIRO) £2,000,000.

**INTEREST**

The property is to be sold freehold.

**RATES**

The units have not yet been assessed. Interested parties should make their own enquiries with Croydon Council business rates department.

**SERVICE CHARGE**

The units will be required to contribute towards the service charge for the upkeep of the common and external elements of the development.

**EPC**

Available on request.

**VAT**

The property is elected for VAT purposes and therefore VAT will be payable on the purchase price.

**VIEWING**

Strictly by appointment through the joint sole agents SHW and Bray Fox Smith.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**GROUND FLOOR****MEZZANINE****VIEWINGS – 020 8662 2700****Thomas Tarn**

t: 07943 579 296

e: ttarn@shw.co.uk

**Richard Pyne**

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@SHWProperty



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FIRST FLOOR



SECOND FLOOR

**VIEWINGS – 020 8662 2700**

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Richard Pyne

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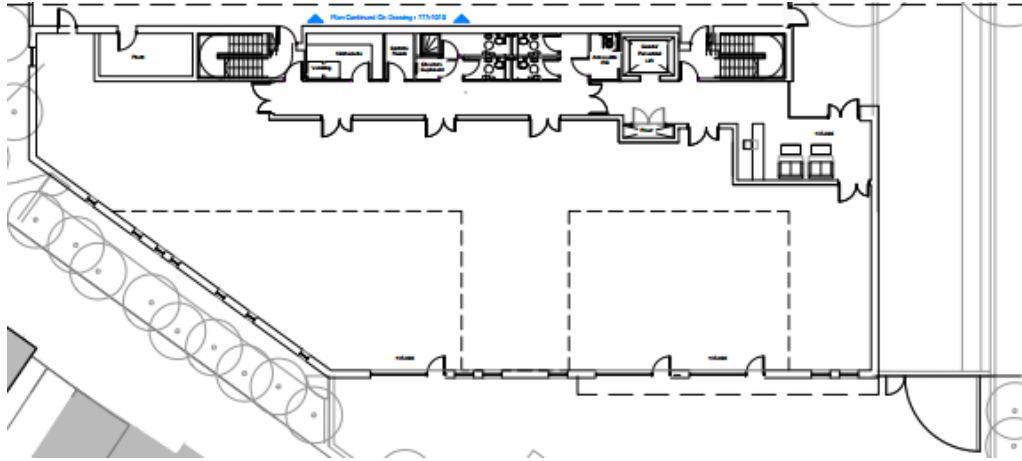
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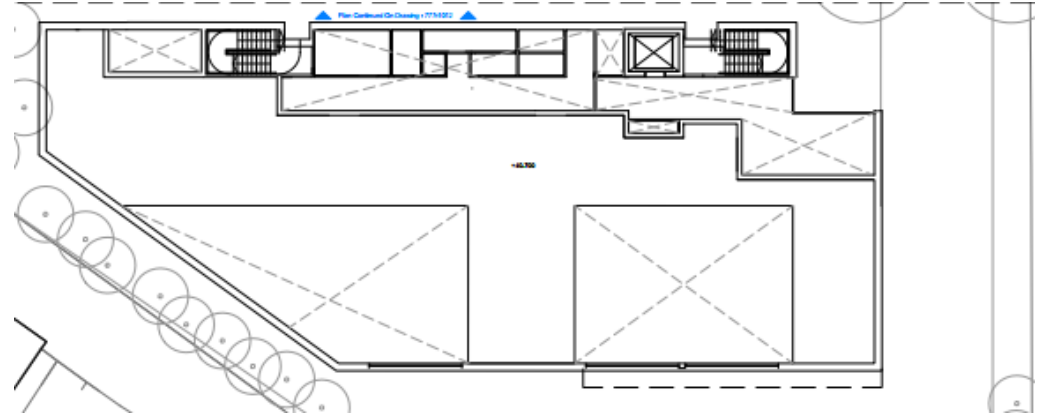
**MAKING  
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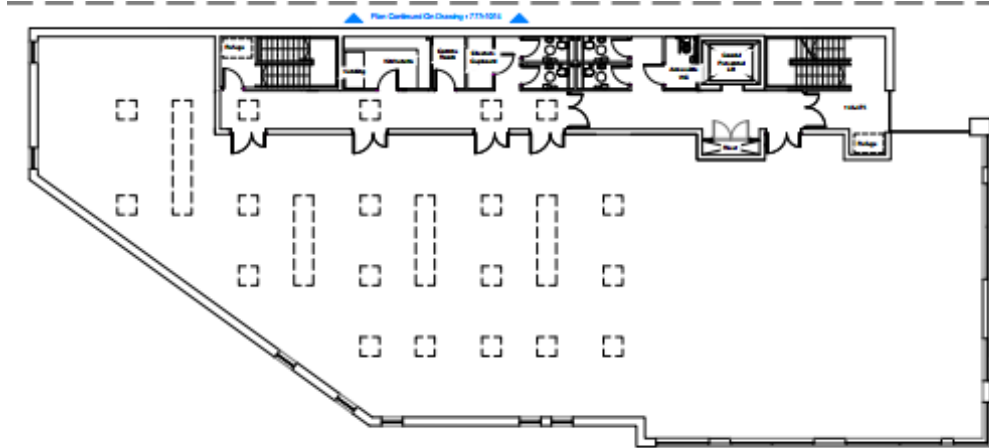
## GROUND FLOOR



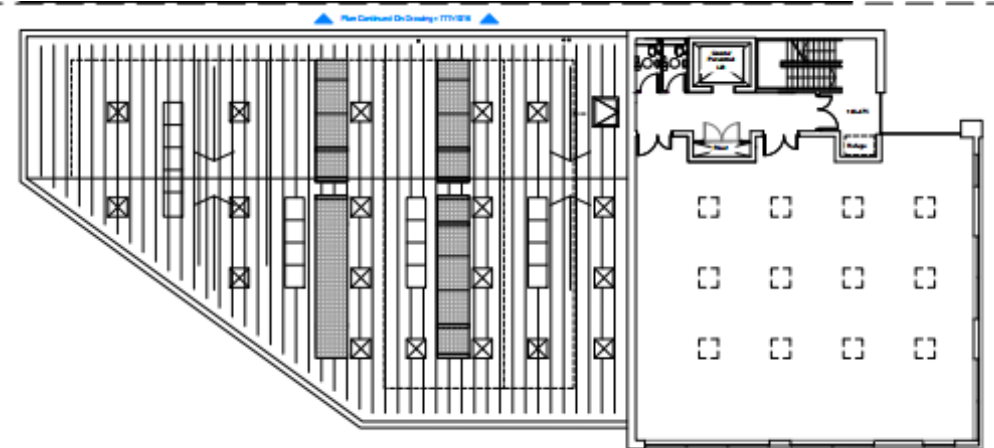
## MEZZANINE



## FIRST FLOOR



## SECOND FLOOR



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