



**TO LET**

**INDUSTRIAL AND WAREHOUSE – 5,272 SQ FT (489.77 SQ M)**

**Unit 5, 214 Purley Way, Croydon, Surrey, CR0 4XG**

**DESCRIPTION**

The property comprises an end-of-terrace unit constructed of steel portal frame with brick and block infill combined with profiled steel cladding. The unit was constructed in the mid-to-late 1980s and provides good amenities with offices at ground and first floor, 9 car parking spaces and a covered loading bay.

**LOCATION**

The unit is situated on the Purley Way and has access directly from the A23 which also provides access to the M25, approximately 9 miles to the south and to central London, approximately 10 miles to the north.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor Warehouse	3,345	310.75
Ground Floor Office	702	65.22
First Floor Office	652	60.57
Canopy	573	53.23
<b>TOTAL</b>	<b>5,272</b>	<b>489.77</b>

**AMENITIES**

- Fully refurbished
- LED Lighting
- Three phase electricity
- Large covered loading area
- 8 Parking Spaces
- Kitchenette facilities

**RENT**

£90,000 per annum

**RATES**

Rateable Value: £78,000 (2026)

**VAT**

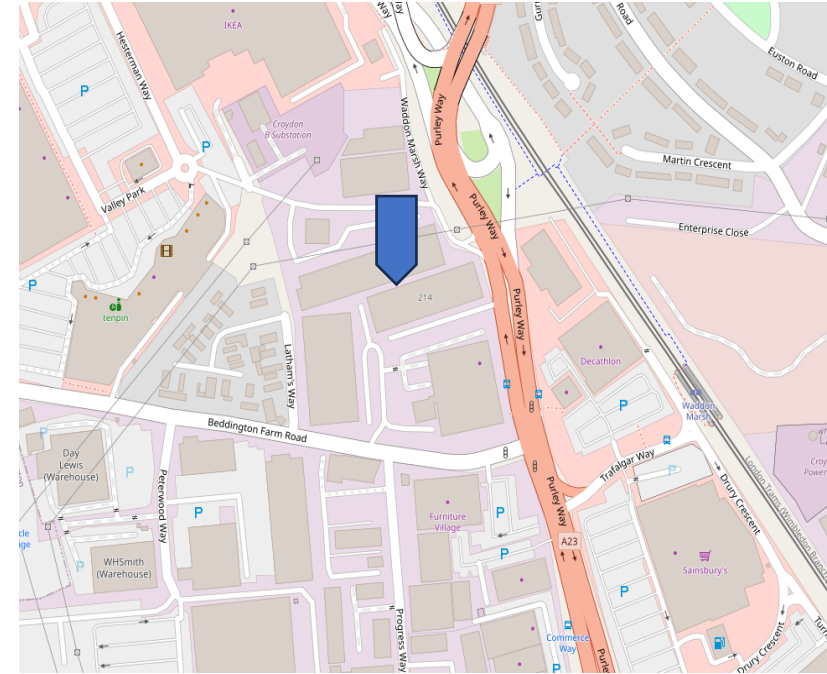
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

The property has an EPC rating of C.



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