

**Units 2 – 4
Access 23
Purley Way
Croydon
CR0 4BD**

74,470 sq ft (6,918 sq m)

Location

The property is located on the Access 23, on Queensway, off Purley Way (A23) in Croydon.

Croydon is located approximately 10 miles to the south of Central London, and is well connected to the M25 which is approximately 5 miles to the south.

Description

The property comprises modern warehouse accommodation with ancillary office accommodation at ground and first floor. The unit forms part of a multi-unit scheme on Queensway.

The unit is of steel portal frame construction, under a single pitched roof.

The warehouse benefits from sodium lighting to a high level, warehouse heating, and nine full height up and over loading doors.

The property benefits from the following amenities:

- 8.4m maximum eaves height;
- Generous car parking allocation;
- Integral office accommodation;
- Warehouse lighting & heating.



Accommodation

Description	Sq M	Sq Ft
Warehouse	5,456	58,730
GF Ancillary	738	7,939
FF Offices	725	7,801
Total GEA	6,921	74,470

Tenure

The property is available by way of an assignment or subletting of our clients lease expiring November 2018.

For further information contact:

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Rating

The property is listed as a “Warehouse and Premises” in the Valuation list and has the following Rateable Value (From April 2010) - £510,000.

Services

We understand that all main services are available to the property. Occupiers are advised to make their own enquiries to establish their suitability and capacity.

Legal costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

Planning

B2 / B8.

Viewing

Strictly by appointment with the joint agents.

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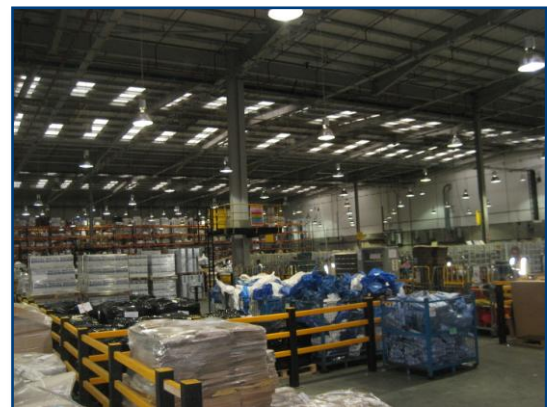
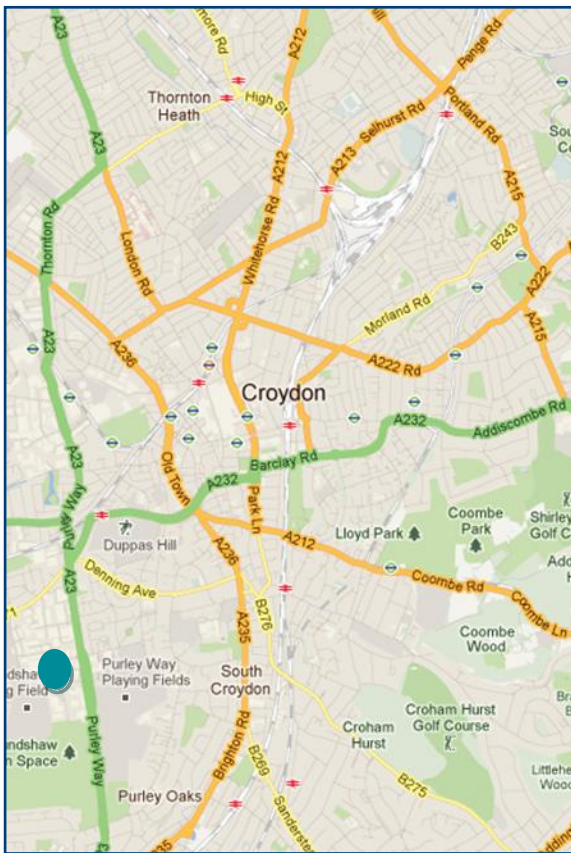
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September 2012

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