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TO LET

**OFFICE / CREATIVE / LIGHT INDUSTRIAL
OPTIONS UP TO 11,516 SQ FT (1,069.84 SQ M)**

Creative & Cultural Enterprise Hub, 823-825 Brighton Road, Purley, CR8 2BJ

DESCRIPTION

The property represents an opportunity to occupy brand new commercial space suitable for creative, cultural or light industrial uses.

The space is over 1st and 2nd floors and totals 11,516 sq ft (GIA) / 9,458 sq ft (NIA).

The specification is to be agreed between the parties, subject to the needs of the occupier.

LOCATION

823-825 Brighton Road is located between Purley and Purley Oaks. The commercial space is located at the rear of the site. The front of the site is being redeveloped into an M&S Food store.

The A235 Brighton Road is a major route heading from Croydon (2.5 miles) south to the M25 Jct 7 (6.5 miles) and provides excellent road connectivity.

Purley and Purley Oaks Station are both approximately 1/2 mile from the property. Rail services from Purley as follows:

- East Croydon: From 5 mins
- London Bridge: From 20 mins
- London Victoria: From 24 mins
- Gatwick Airport: From 17 mins

ACCOMMODATION (APPROX. OFF PLAN ONLY)

	SQ FT	SQ M
TOTAL GIA	11,516	1,070.3
TOTAL NIA	9,458	879.0



AMENITIES / OPPORTUNITY

- Exposed services ceilings
- LED lighting (Spec TBC)
- Heating / cooling (Spec TBC)
- Double glazed windows
- Power and Data trunking (Spec TBC)
- Floor covering (Spec TBC)
- Passenger lift
- Secure cycle storage
- WCs

RENT

On application

Rental level to be agreed between the parties, subject to the specification required by an incoming tenant.

SERVICE CHARGE

There will be a service charge levied for the upkeep of the common elements of the development.

RATES

To be assessed upon practical completion.

VAT

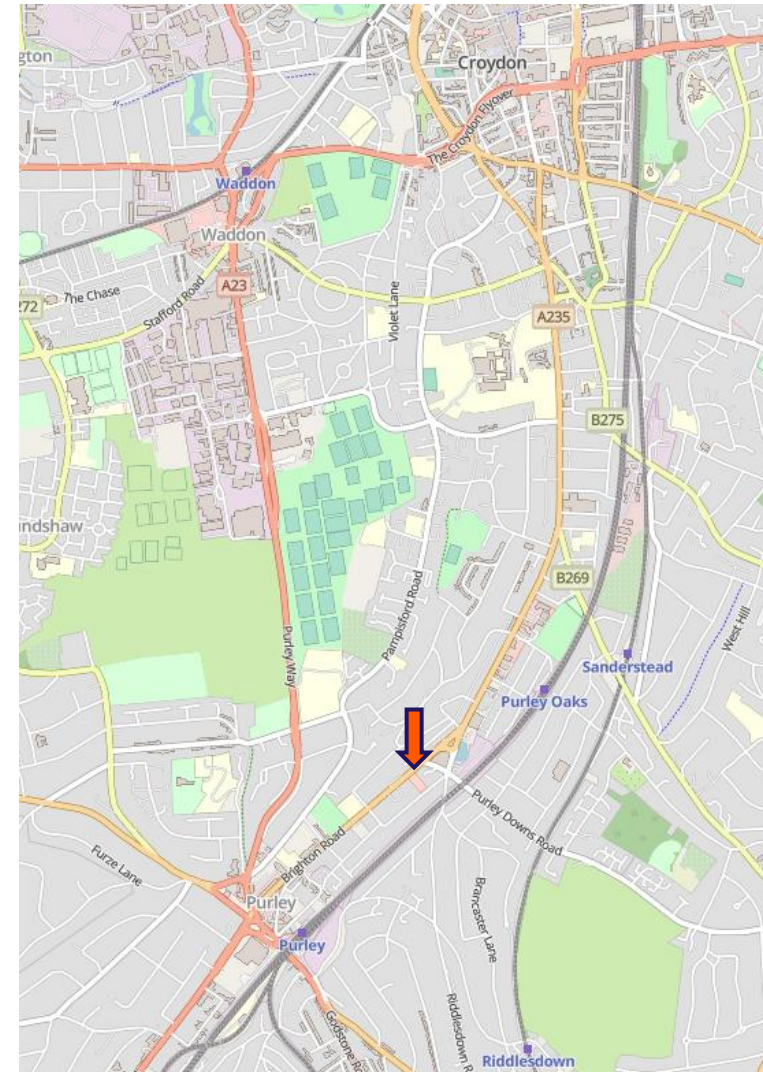
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

To be assessed upon practical completion.



© OpenStreetMap

VIEWINGS – 020 8662 2700

Thomas Tarn

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Tom Reed

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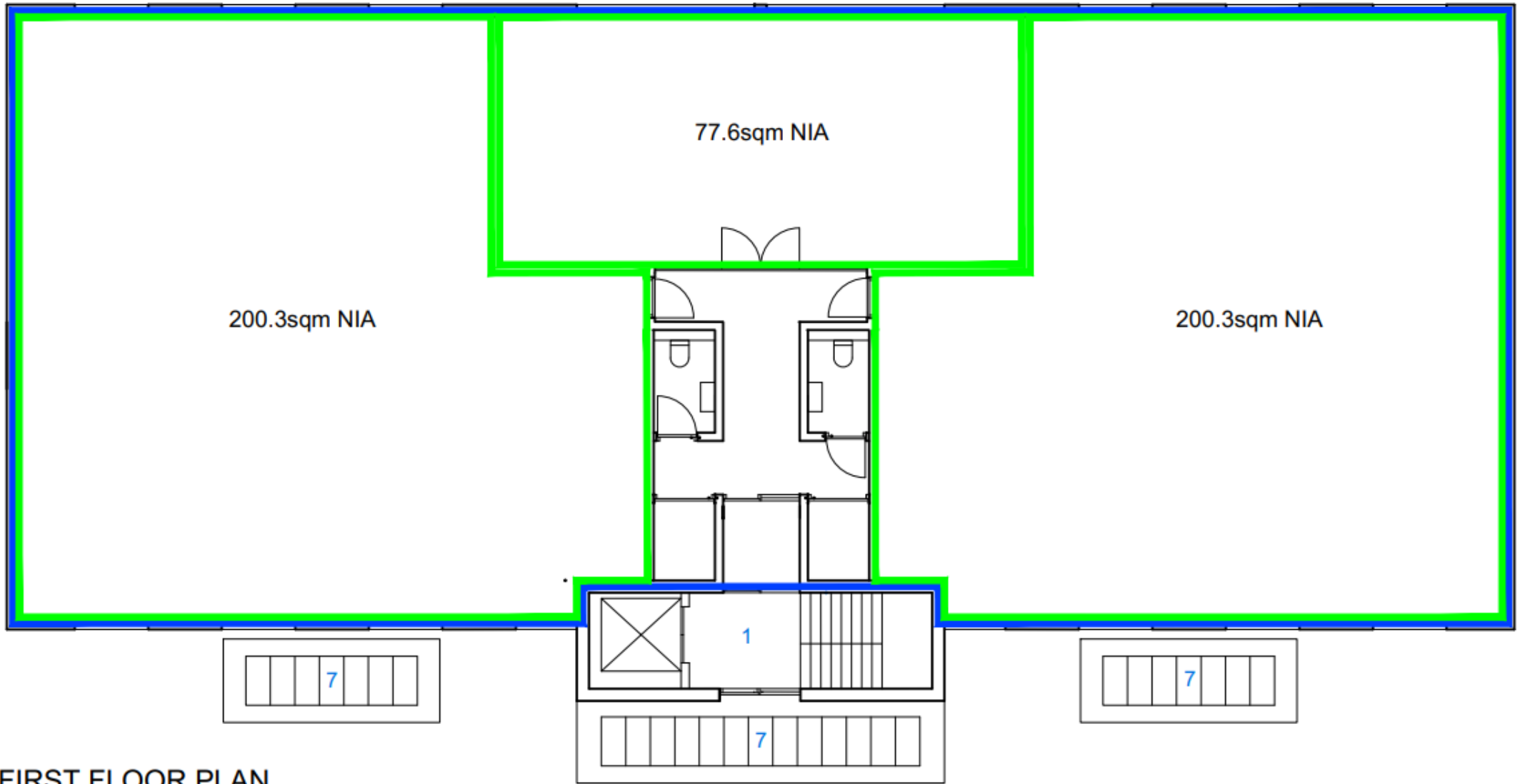
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FLOOR PLANS (INDICATIVE ONLY)



FIRST FLOOR PLAN

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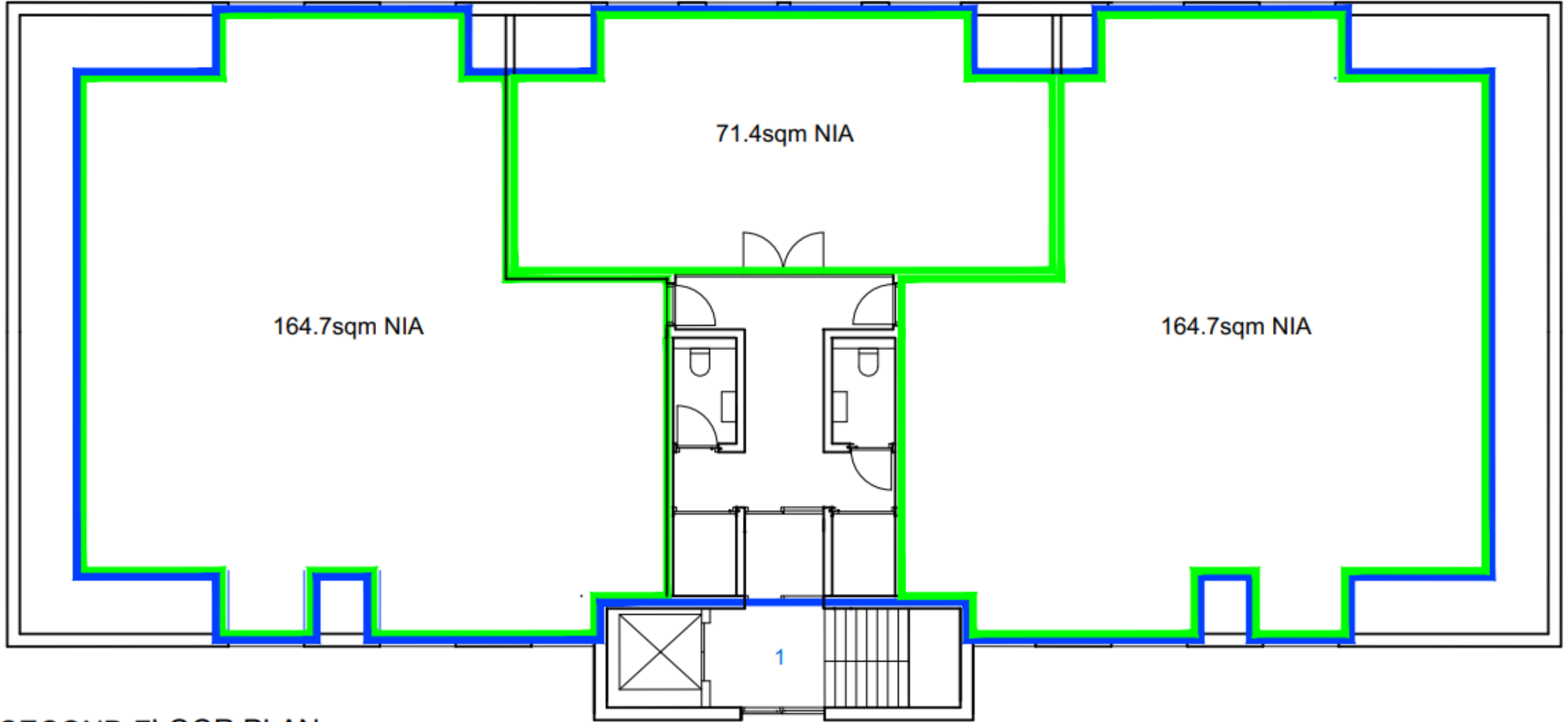
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SECOND FLOOR PLAN

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