



Units 3 & 4, 214 Purley Way, Croydon CR0 4XG

INDUSTRIAL AND WAREHOUSE UNITS AVAILABLE TO LET – 5,130 SQ. FT & 5,136 SQ. FT

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LOCATION

The units are situated directly off Purley Way in Croydon, providing excellent prominence and easy access for occupiers. The surrounding area is predominantly occupied by industrial, trade counter and retail park businesses. There are excellent public transport links with Wandle Park Tram Stop less than a 10 minute walk away, and bus routes towards Croydon Stations. Additionally the units benefit from excellent road links with quick access to national networks via M25 and the M23 to the south or into London to the north.

DESCRIPTION

The units comprise of mid terrace warehouses constructed of steel portal frame with brick and block infill combined with profiled steel cladding. Both Unit 3 and Unit 4 benefit from a covered loading bay, allocated parking, ground and first floor offices and welfare amenities.



ACCOMODATION

Unit 3		Unit 4	
Warehouse	3,286 sq.ft.	Warehouse	3,284 sq.ft.
Ground Floor Office	634 sq.ft.	Ground Floor Office	630 sq.ft.
First Floor Office	645 sq.ft.	First Floor Office	643 sq.ft.
Covered Loading	571 sq.ft.	Covered Loading	573 sq.ft.
Total	5,136 sq.ft.	Total	5,130 sq.ft.

SPECIFICATION

- Modern warehouse units
- Covered loading bay
- Allocated parking
- Electric loading door
- 5.8m eaves
- Three phase power
- LED lighting
- Fully fitted offices
- WC and Kitchen facilities.

EPC

Available upon request.

RENT/PRICE

On application.

DRIVE TIMES

Central London	1 hour 15 mins
M25	40 mins
M23	30 mins
Gatwick Airport	40 mins
Heathrow Airport	1 hour 15 mins

BUSINESS RATES

Interested parties should make their own enquiries with the Local Authority.

TERMS

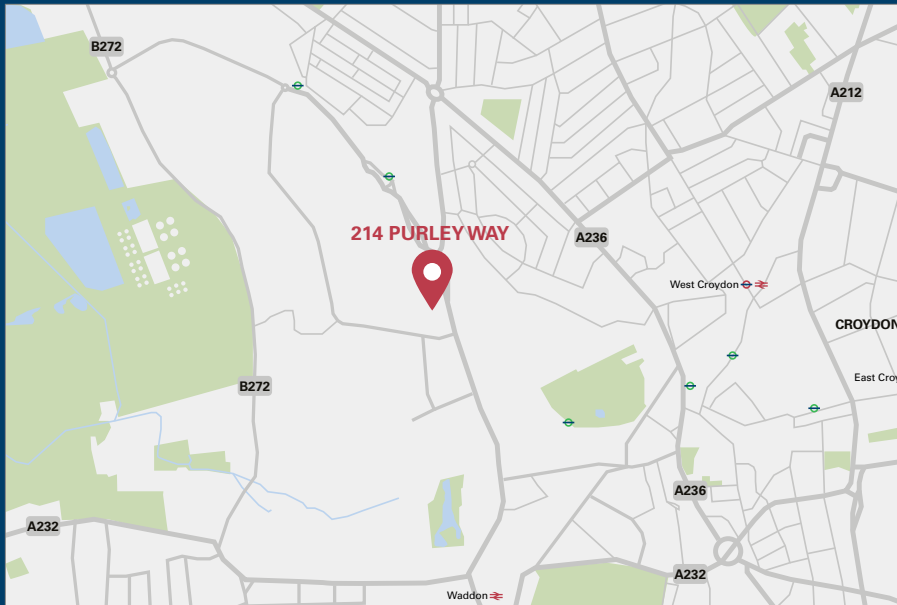
A new lease to be granted direct from the Landlord.

VIEWINGS AND ENQUIRIES

For further information about the building or to arrange a viewing please contact Newmark LLP.

NEWMARK
020 7493 3338
nrmk.com/en-gb/





Contacts

For Further information please contact:

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Particulars issued February 2025.