



8

New South Quarter

8,463 ft²

For Sale / To Let

Unit 8, New South Quarter, Purley Way, Croydon, Surrey, CR0 4WN



Description

The accommodation comprises a self-contained unit in shell and core condition that is situated beneath private residential accommodation. The internal height is 6.56m and therefore offers the potential for additional mezzanine floor space to be constructed.

Location

The units are located in Block B of the New South Quarter Barratt London development.

The premises are located to the east of Purley Way (A23). Waddon mainline railway station is within 1 mile and Wandle Park Tramlink Station is within a short walk. Trams commence at 4 am and run to 11pm. Trams run every 10 mins to East Croydon and are only 4 mins to Centrale with 12 trams an hour peak to Wimbledon in the West and Elmers End to the East. Purley Way is within two minutes walking distance offering excellent bus services together with various major retailers.

The M25 orbital motorway is 9 miles from the premises and 10 miles from Central London.

Amenities

- 5 car parking spaces
- Internal height to 6.56m
- Potential for additional mezzanine floor space

Accommodation (GIA)

	SQ FT	SQ M
Industrial/Warehouse	8,463	786.2

Terms

New full repairing and insuring lease for a term to be agreed or the 155 year long leasehold interest from 25.01.2013.

Rent

£93,000.

Price

Virtual freehold £1.355m.

Use

We understand the property benefits from the following permitted planning uses:

- B1(b) - Research and Development
- B1(c) - Light Industry
- B2 - General Industrial
- B8 - Storage and Distribution

Alternative uses considered, subject to planning.

Rates

Rates to be assessed.

Service Charge

Service charge is £4,800 per annum. The property does not incur ground rent payments.

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 B.

Viewing



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