

CHARTERED SURVEYORS – VALUERS COMMERCIAL & INDUSTRIAL ESTATE AGENTS
PROPERTY MANAGERS & BUILDING SURVEYORS

**SELF CONTAINED THREE STOREY BUILDING
WITH B1(a) AND B1(c) MIXED CONSENT
OTHER USES CONSIDERED, SUBJECT TO PLANNING**

**16,285 sq ft (1,513 sq m)
(measured on a net internal basis)
(subject to measurement on completion)**

TO LET or FOR SALE

UNIT 5, 2 PURLEY WAY, CROYDON, CR0 3JP



LOCATION:

The premises are situated just behind the new Bellway Development, IKON on the “Lombard” roundabout A23, Purley Way.

The premises have bus services passing the front door and are within half a mile walk of Therapia Lane and Amphere Way Tram stop with frequent services to Wimbledon and East Croydon station (15 minutes).

The A23 connects to the south of the London Borough of Croydon with the M23 (Junction 7) and M25 motorways giving access to the entire motorway network, Gatwick and Heathrow airports.

DESCRIPTION:

The premises are under construction and arranged on ground, mezzanine, second and third floors and have a mixed B1(a) and B1(c) Planning usage, Office or Research & Development. Other uses would be considered, subject to Planning.

The premises will be fitted out to incorporate the following:

- Heating and comfort cooling system.
- Ground floor reception.
- 8 person automatic passenger lifts, serving all floors.
- Male, female and disabled WC's.
- Kitchenette and staffroom area.
- Suspended ceilings with inset fluorescent lighting.
- Raised floors.
- External CCTV.
- Eleven on-site car parking spaces.



NOTICE

Stuart Edwards Fullermoon for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) If for any reason an interested party wishes to rely on any aspect of the particulars or statement at any particular date without further investigation such interested party should seek direct written confirmation from Stuart Edwards Fullermoon.
- (iv) No person in the employment of Stuart Edwards Fullermoon has any authority to make or give any representation or warranty whatever in relation to this property.

**FLOOR AREAS
(APPROXIMATE):**

To be confirmed by on site measurement on completion.

Ground Floor	462 sq m	(4,973 sq ft)
Mezzanine	324 sq m	(3,487 sq ft)
First Floor	520 sq m	(5,597 sq ft)
Second Floor	207 sq m	(2,228 sq ft)

Total: 1,513 sq m (16,285 sq ft)

TERMS:

The premises are available as a whole or in floors on a new full repairing and insuring lease for a period of years to be agreed at a quoting rent on application.

Alternatively, our clients would consider the sale of their freehold interest for the premises.

EPC:

An Energy Performance Certificate to be assessed on completion and fit-out of the building.

RATEABLE VALUE:

To be assessed.

SERVICES:

None of the services have been tested and all interested parties should make their own enquiries.

VAT:

The figures quoted are exclusive of VAT if applicable.

LEGAL COSTS:

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing strictly by appointment through sole agents:

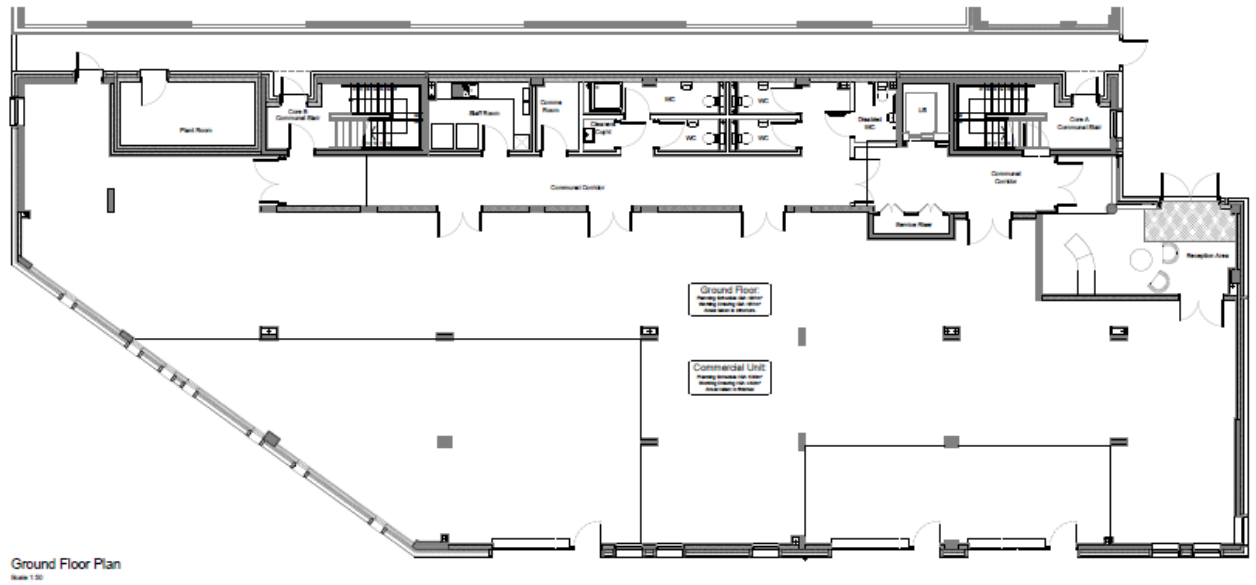
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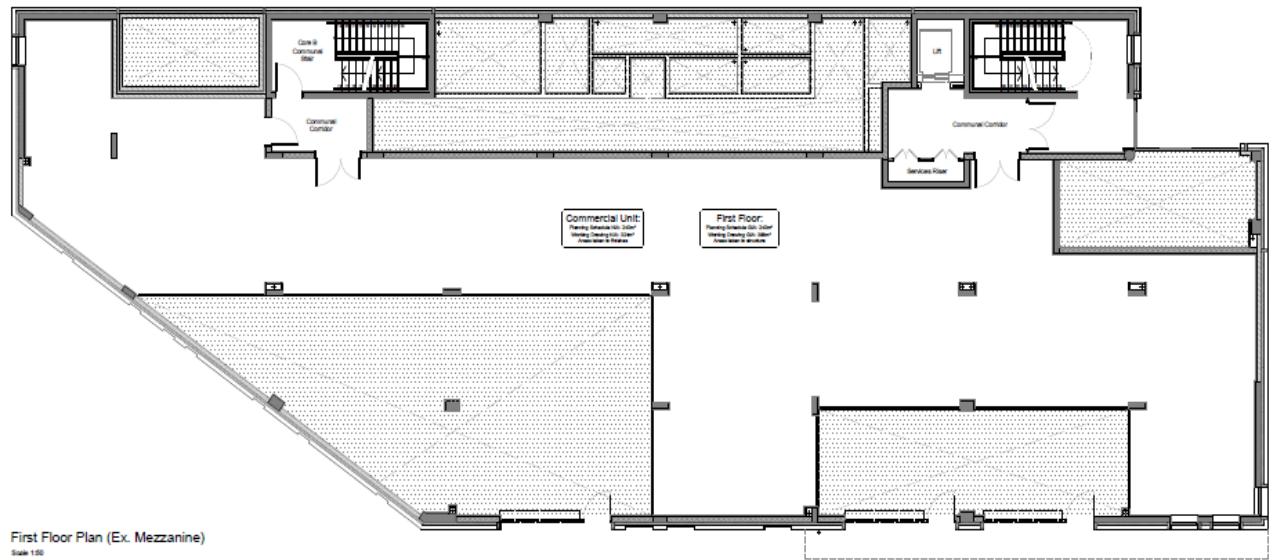
SUBJECT TO CONTRACT

(Revised October 2019)

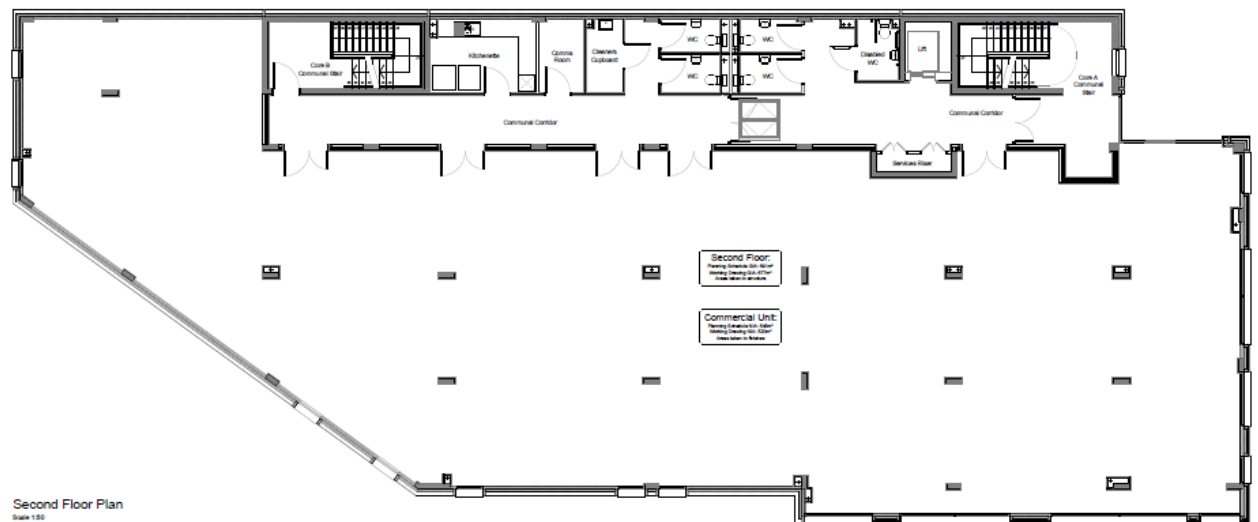
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website. (www.commercialleasecodeew.co.uk)



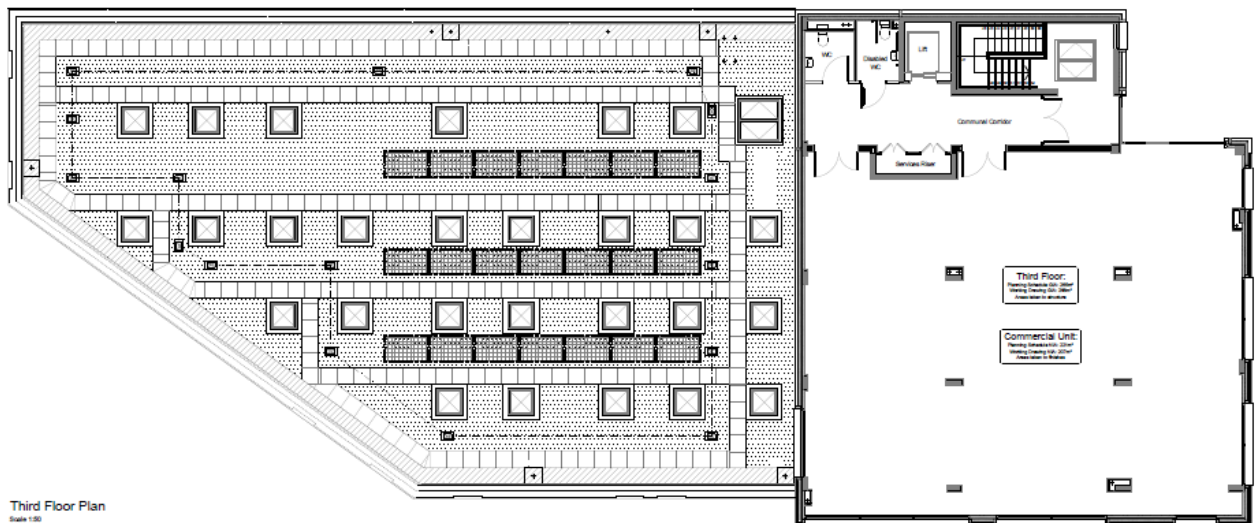
Ground Floor Plan



First Floor Plan



Second Floor Plan



Third Floor Plan