

TO LET RETAIL WAREHOUSE PLUS STORAGE

ADJOINING PORCELANOSA RETAIL SHOWROOM

**RETAIL WAREHOUSE APPROX. 11,000 SQ.FT.
PLUS EXTENSIVE STORAGE
TOTAL AREA APPROX. 19,000 SQ.FT.**



**Marshall House, 468-472 Purley Way
Croydon, CR0 4RG**

LOCATION

The property is located in Purley Way which is ranked number One retail warehouse destination in London and is in the top 10 retail warehouse destination in the UK.

Purley Way has a population of in excess of 2 million and has one of the largest concentrations of retail warehousing in the country. The property is located to the rear of the Porcelanosa showroom which fronts onto Purley Way.



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DESCRIPTION

The property is a retail warehouse at ground floor level with a frontage to the side of the Porcelanosa tile showroom. Internally the floor to ceiling height is approximately 3.6 m and double doors provide access. There is a excellent opportunity to place a company's brand on the front of the unit.

At the rear there are extensive storage areas with a loading yard. The storage areas comprise a traditional warehouse together with a number of extensive storage tunnels which have a floor to ceiling height of approx. 3 m and provide dry storage.

ACCOMMODATION

Retail Warehousing and Storage	18,974 sq.ft.	1,763 sq.m.
17 car parking spaces.		

LEASE

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£150,000 per annum exclusive. Please note that VAT is payable on the rent.

SERVICE CHARGE

A service charge will be payable to cover the external repairs and maintenance of the exterior, car park.

LEGAL COSTS

Each party is to bear their own legal costs in this matter.

VIEWING

Strictly by appointment through the sole agents - Shaun Walters 01189 023933 - swalters@parkinsonholt.com



MARSHALL HOUSE 468-472 PURLEY WAY
CROYDON CRO 4RG

