

ONE OF THE...
**BEST VALUE UNITS
WITHIN THE M25***



WWW.CROYDON-CENTRAL.CO.UK

NEWLY REFURBISHED
WAREHOUSE UNIT TO LET

98,631 SQ FT

IN A HIGHLY SOUGHT AFTER
SOUTH LONDON LOCATION

500 PURLEY WAY, CROYDON, CR0 4NZ

**CROYDON
CITY CENTRE**

*ONE OF THE LOWEST RENTS WITHIN THE M25, FOR A UNIT OF THIS SIZE

**CROYDON
SHOPPING CENTRE**

**CENTRAL
LONDON**

**WADDON
TRAIN STATION**

**GATWICK
AIRPORT
& M25**

**Purley Way
(A23)**

**MORRISONS
SUPERSTORE**

 **CROYDON
CENTRAL**

// NEARBY OCCUPIERS















WATCH OUR VIDEO FLYTHROUGH [HERE](#)

/// LOCATION

Croydon Central is situated off the Purley Way (A23) close to its junction with Stafford Road, Denning Way and the Morrison's Supermarket. Purley Way is the main arterial north/south road through Croydon, providing good access to established industrial and retail areas and the arterial route south to the M23/M25 motorway and north to Central London.

Croydon Central is located in Croydon to the south of the Beddington Lane Industrial Estate. Croydon is located approximately 11 miles south of Central London and 8 miles north of J8 M23 / J7 M25.



Gatwick Airport
18 Miles



Central London
11 Miles



Wandle Park Tram Stop
15 Minutes' Walk



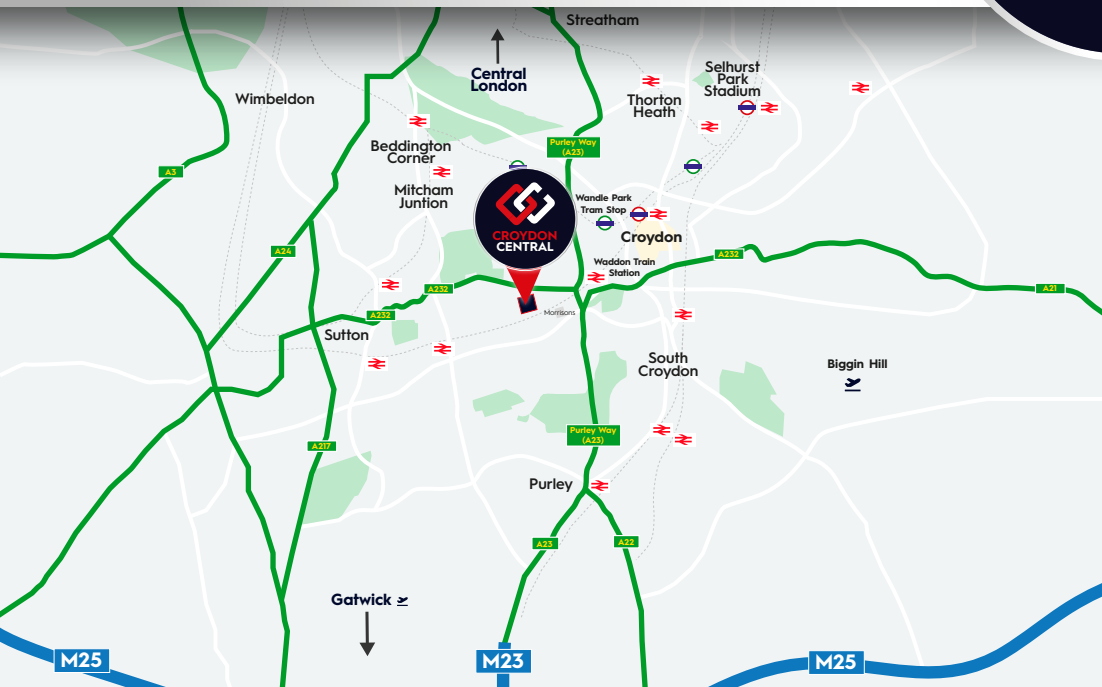
Waddon Train Station
6 Minutes' Walk



Croydon Shopping Centre
1.5 Miles



M25 J7
8 Miles



Croydon Central is strategically placed to serve Central London, the wider South London and M25 conurbation. Croydon is a well-established industrial / distribution area hosting many major logistics occupiers.

There is excellent public transport with Waddon Station in close proximity to the property, providing easy access to London (Victoria and London Bridge stations in 21 and 28 minutes respectively). Local bus routes serve the area.

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CRO 4NZ

// SPECIFICATION



Detached unit



Secure & gated site



7 level access doors



Recessed and covered loading



Up to 30m yard depth



Secure parking



98,631 SQ FT
(9,163 SQ M)

// ACCOMMODATION

	sq ft	sq m
Warehouse	79,384	7,375
Rear Offices	5,662	526
Front Offices	10,140	942
Covered Loading	3,445	320
Total	98,631	9,163

Approximate gross external areas





B8 storage
& distribution



3 phase
power



Warehouse
lighting



Fully fitted two
storey offices
with VRF A/C



Electric car
charging points



Newly
refurbished



// TERMS

Croydon Central is offered by way of a new full repairing and insuring lease on terms to be agreed.

// BUSINESS RATES

Interested parties should make their own enquiries at Croydon Borough Council in respect of business rates.

// EPC

C:55.

// DUE DILIGENCE

All interested parties will be required to provide the agent with company information to comply with anti-money laundering legislation.

// FURTHER INFORMATION



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