



**TO LET /  
MAY SELL**

**OFFICE / CLASS E – 6,965 SQ FT (647.09 SQ M)  
Unit 6, 17 Whitestone Way, Purley Way, Croydon, Surrey, CR0 4WF**

## DESCRIPTION

Unit 6 is a modern high quality two-storey office space with warehouse storage to the rear. The property is available fully fitted and furnished, ready for occupation with a high standard of fit out including kitchen / break out space, boardroom, meeting rooms and private offices.

Alternatively, the space may be suitable for a range of alternative Class E uses including medical and health services, gym and fitness or nurseries.

The property has 6 demised parking spaces to the front and use of a communal car park to the rear.

## LOCATION

The property forms part of the New South Quarter development off the Purley Way (A23), ¾ mile west of Croydon town centre. Nearby amenities include a range of out-of-town retailers including Sainsburys, M&S, Aldi, Lidl as well as Starbucks and a number of clothing and homeware stores.

To the rear of New South Quarter is the Wandle Park Tramlink stop, providing access into West Croydon (7 mins), East Croydon (15 mins) and westwards to Wimbledon (39 mins).

The A23 is the main arterial route through South London. The property is 10 miles south of the West End and 8 miles north of the top of the M23.

## ACCOMMODATION (NIA)

	SQ FT	SQ M
1st Floor Office	2,379	221.01
1st Floor Warehouse	903	83.89
Ground Floor Office	2,781	258.35
Ground Floor Warehouse	903	83.89
<b>Offices TOTAL</b>	<b>5,160</b>	<b>479.36</b>
<b>Warehouse TOTAL</b>	<b>1,805</b>	<b>167.78</b>
<b>TOTAL</b>	<b>6,965</b>	<b>647.09</b>

## AMENITIES

- Fully fitted and furnished offices
- LED lighting
- VRF air conditioning
- Double glazing
- Raised access floor with floor boxes
- Fully cabled for power and data
- Kitchen / break out area, boardroom, meeting rooms, private offices
- WCs and Shower
- 6 Demised parking spaces
- Two-storey storage space to the rear with loading

## RENT

£150,000 per annum

## SERVICE CHARGE

£22,000 per annum

## PRICE

On application.

## RATES

Interested parties should make their own enquiries with Croydon Council Business Rates Department

## VAT

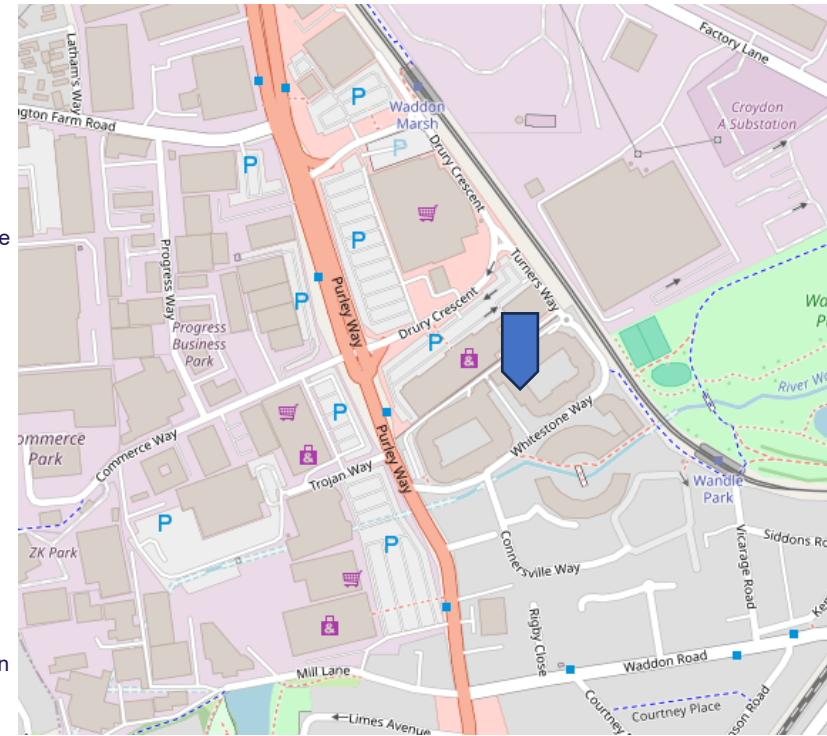
VAT will be chargeable on the terms quoted.

## LEGAL COSTS

Each party is to be responsible for their own legal fees.

## EPC

The property has an EPC rating of C.



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## VIEWINGS – 020 8662 2700

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