

TO LET/FOR SALE

PRIME CAR DEALERSHIP / DEVELOPMENT OPPORTUNITY

17,598 SQFT ON 0.91 ACRES



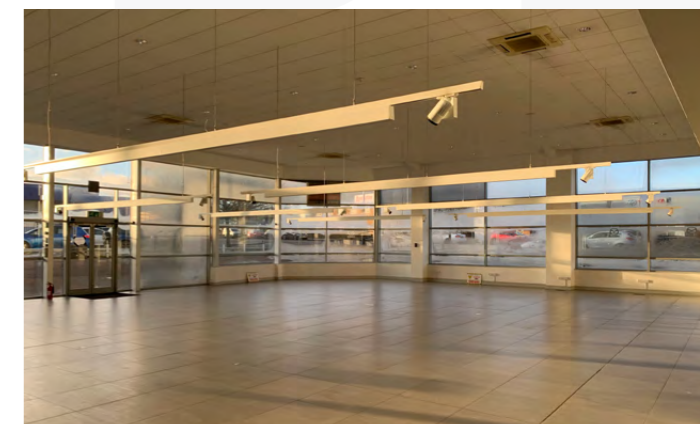
**8 IMPERIAL
WAY**

Croydon, CRO 4RR

EXECUTIVE SUMMARY

The showroom is in a prime location just off and visible from the main A23 Purley Way. The single storey building provides a double height showroom accommodating 12 display vehicles, with a further customer waiting area, sales reception and office space. To the rear is a 12 bay vehicle workshop and trade parts warehouse.

- Available freehold or leasehold
- Prime established prominent location
- Alternative uses considered
- Redevelopment opportunity
- Planning obtained for change of use from Sui Generis to Use Classes B2 and/or B8 and the division of the site to provide 2 industrial units



FLOOR AREA

	M ²	FT ²
Showroom	470.5	5,065
Ground Floor Offices and Ancillary	42.5	457
Parts	377.0	4,058
Workshop	457.5	4,924
First Floor Offices and Ancillary	193.7	2,085
Mezzanine	93.8	1,009
GIA Total	1,634.9	17,598

*Approximate gross internal area and subject to measurement



PARKING	
Display	28
Rear Car Parking	25
Customer Parking	10
Total	63

Mercedes-Benz CENTRAL LONDON
12 MILES

WADDON STATION
0.8 MILES

EAST CROYDON
2 MILES

M25
8.3 MILES

HYUNDAI

Topps Tiles

TOYOTA

LEXUS

TOOLSTATION

halfords

JEWSON

IMPERIAL
WAY

+35,000 VEHICLES
PER DAY

PURLEY WAY A23

IMPERIAL WAY

IMPERIAL WAY

safestore

TOYOTA

Ancaster
Delivering Quality and Value

COSTCO
WHOLESALE

IMPERIAL WAY



PROPOSAL

Offers sought on a freehold or leasehold basis

SITE

The site extends to approximately 0.37 hectares
(0.91 acres).

EPC RATING

C-72.

LEGAL COSTS

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

VIEWINGS

All viewings to be arranged via the sole agents.



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