

# To Let

**Unit 5, Alpha 23, Purley Way, Croydon, CR0 4XG**  
24,506 sq ft (2,276.68 sq m) GIA

- Property available on a new lease for a term to be agreed
- Prominent location
- Extensive car parking



## Location

The property is prominently located fronting A23 Purley Way dual carriageway, a major arterial route connecting London (10 miles north) to the M25 motorway (7 miles south). The site benefits from good communications being located near to Waddon Marsh tram station, West Croydon overground and underground stations which are 1.5 miles east of the site.

The property is situated on the western side of A23 Purley Way near to the junction with Beddington Farm Road. Nearby occupiers along Purley Way include The Purley Way Centre (Sainsbury's, TK Maxx, Hobbycraft, Mamas & Papas, and Carphone Warehouse), Purley Way Retail Park (Harvey's, Benson for Beds, Easy Living Furniture, and Paul Simon), Currys, PC World, Ikea and CSL sofa specialists.

## Description

The property is of steel framed construction with extensive glazed frontage over the Purley Way. Internally the property benefits an extensive showroom area located at ground floor, beyond which is a workshop area with associated mechanics' offices. The first floor comprises purpose built office accommodation with storage facilities.

Externally there is used car display to the front and rear of the premises, and general parking totalling 122 spaces. Access to the premises are via Beddington Farm Road into the rear of the site.

### Warehouse and Trade Floor

- Currently fitted out to provide Car Showroom and associated service departments.
- Reinforced concrete floor, with ceramic tiling to showroom.
- Single roller shutter door at rear of the property.
- Full heating and ventilation.
- Additional loading door to the side of the unit.
- Minimum height to haunch – 6m.

### First Floor Offices

- Air conditioned.
- Carpeted with perimeter trunking and suspended ceilings with inset lighting.
- WC's to ground and first floor.

### External

- Fully fenced yard area.
- Extensive car parking spaces around the perimeter of the unit.
- Strong trade prominence.

## Accommodation

Description	Sq m	Sq ft
Warehouse	1,818	19,575
Offices	412	4,434
<b>Total GIA</b>	<b>2,231</b>	<b>24,010</b>

## EPC

This property has been graded as 115 E.

## Rent

£17.50 per sq ft



## Contacts

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