

A23 Purley Way

RETAIL SHOWROOM / WAREHOUSE TO LET



468 - 472 PURLEY WAY
CROYDON CR0 4NZ

*900 sq m | 9,700 sq ft
+ upper floors*

*Fitted to display sofas
with Car Parking*

468 - 472 Purley Way CR0 4NZ

Location

Towards the Southern end of Purley Way between Porcelanosa & Morrisons, with access from busy signalised junction.

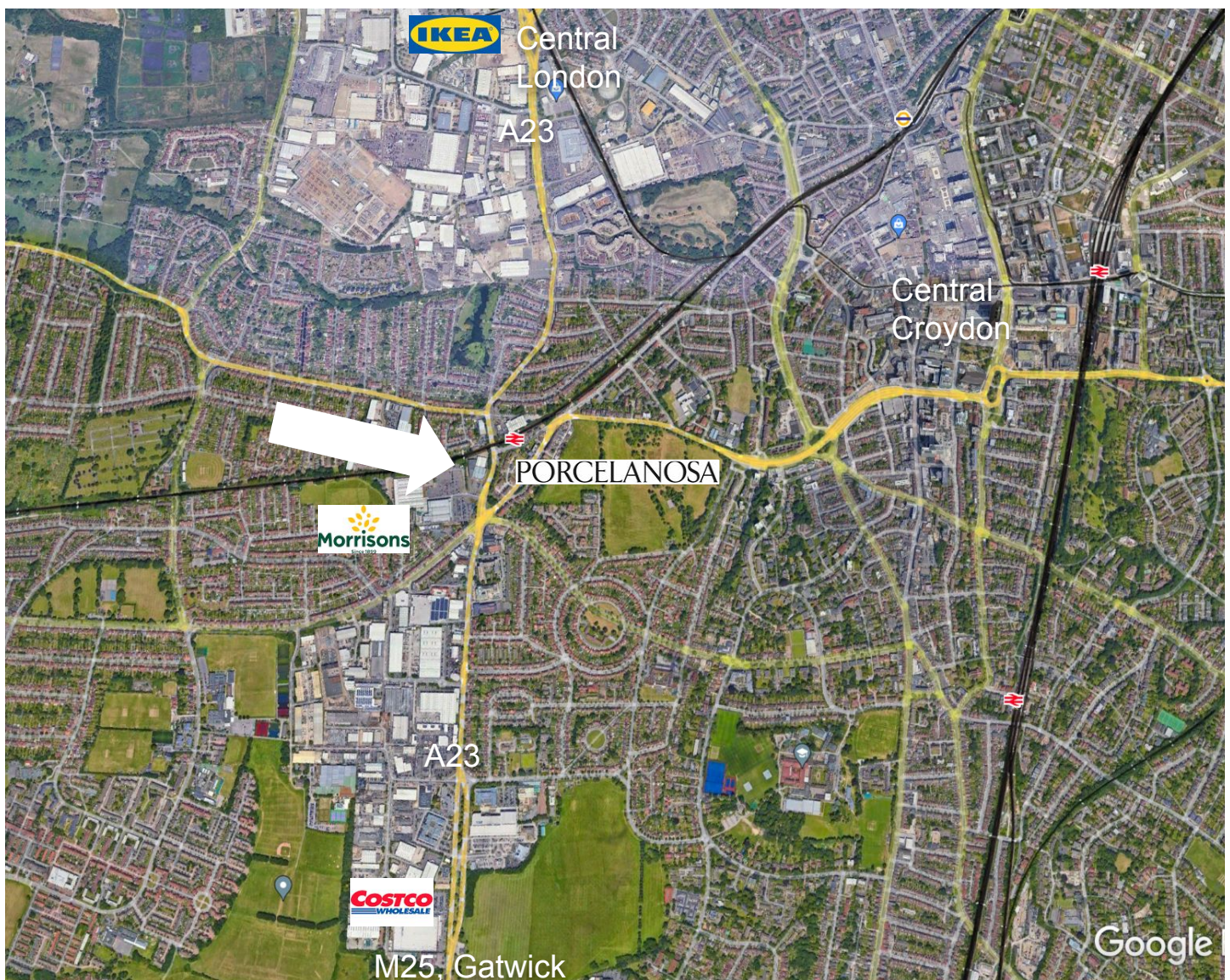
Excellent catchment by road and rail.

Purley Way between IKEA and Costco is the main retail destination for the South of London and forms the main A23 artery to the M25.

Waddon Station provides rail connection to both *Victoria* and *London Bridge Stations* less than 200m / 2 minute walk across the road.

Constant visitor traffic to Morrisons & Kings Gym Croydon.

Equidistant between Colonades Leisure Park/Costco/David Lloyd and Valley Leisure Park/IKEA.





A232 CROYDON ROAD

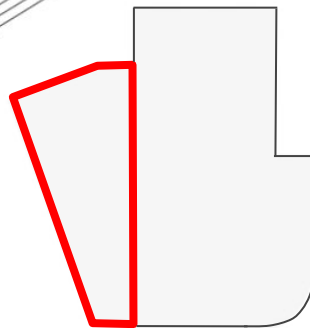
A23 PURLEY WAY

A 23



Waddon

A23 PURLEY WAY



PORCELANOSA



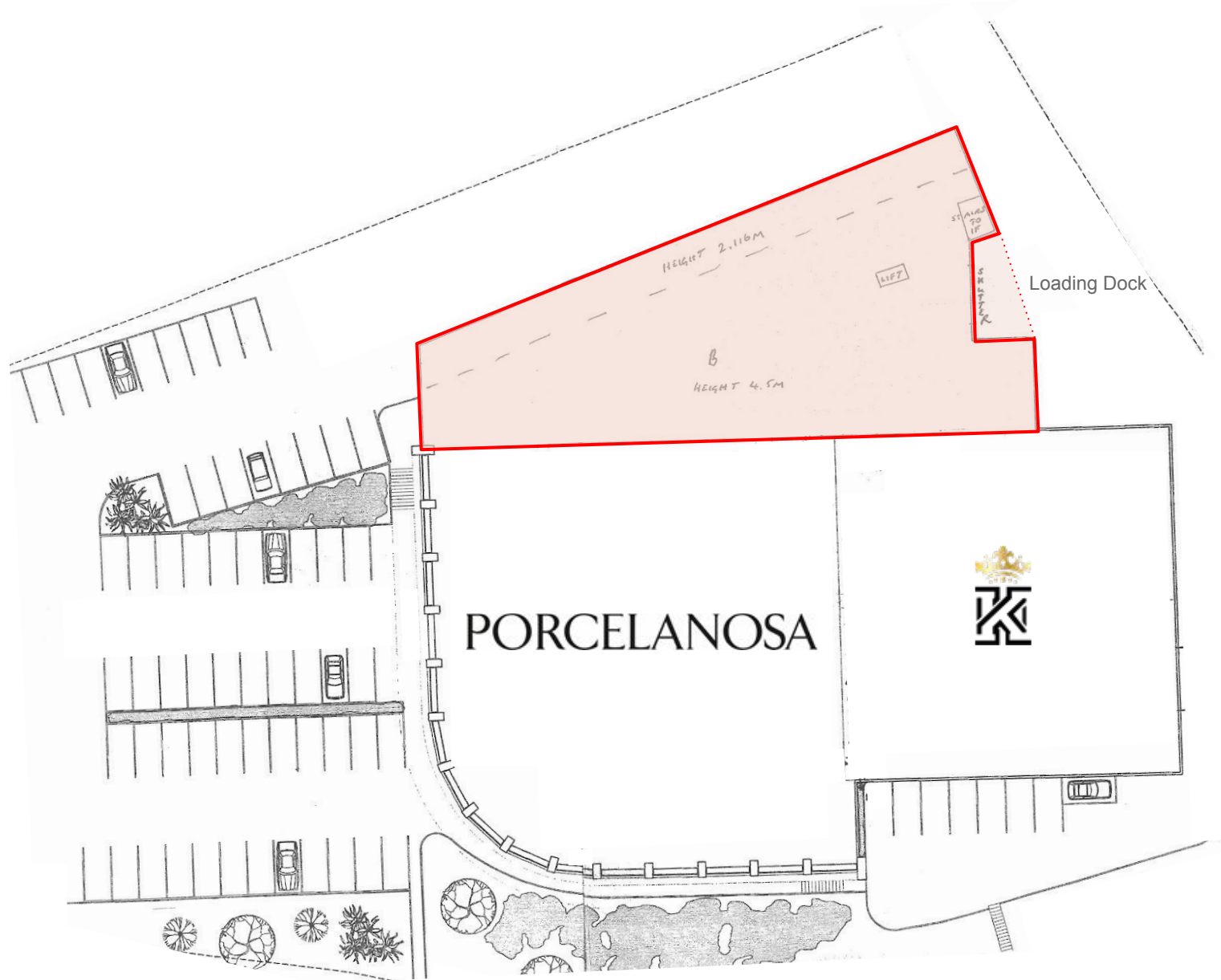
A 23

STAFFORD ROAD



A23 PURLEY WAY

Waddon
Leisure
Centre



Accomodation

Ground Floor: approx 900 sq m | 9700 sq ft

Further upper storey floorplate / storage above.

Floorplate with columns, suiting room sets or some racking layouts.

Please see photos and internal [streetview](#).

Main area ceiling height 4.5m, reducing to 2.16 m to one side.

Previously fitted for DFS then Sofastore/oakfurnitureland.com who have relocated to 250 Purley Way.

Large Advertising Board at site entrance & [full storey fascia signage](#).

Customer Car Parking at front.

Terms

New 10 year lease on FRI terms with 5 year rent review.

Rent

£120,000 pa exclusive

Rates

To be assessed on the division of larger unit.

Rateable Value - estimated £ 69,000

Rates Payable - estimated c. £36,000

Legal Costs

Each side to pay their own costs

EPC

Available on request



01494 422 359 office@ERICsurveyors.com

VIEWINGS BY APPOINTMENT ONLY
or for further information *please contact:*

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