



TO LET | UNIT 35

5,081 SQ FT

TO LET | Unit 37

6,430 SQ FT



VALLEY INDUSTRIAL PARK | PURLEY WAY | CROYDON

DESCRIPTION

Units 35 and 37 are the final available trade units at Valley Industrial Park and can be leased either in isolation, or as a combined unit of 11,511 sq ft. Units 35 and 37 benefit from 5 and 2 car parking spaces respectively and are mid terrace units on the secure estate. The estate road offers a direct link into the Valley Retail Park from Purley Way, creating frontage for both unit to passing traffic accessing the retail park.

LOCATION

The development benefits from excellent road connections via the A23 and A205. This allows for direct access to serve the surrounding South London population. Furthermore, as part of the development, a new access road has been constructed which will allow direct access to the nearby Valley Retail Park and Croydon IKEA.

Croydon Town Centre is undergoing major regeneration with upgraded rail infrastructure at East Croydon Station, continued residential redevelopment and office accommodation for HMRC and The Home Office at Ruskin Square. The site benefits from excellent public transport connections with two tram stops within a 7 minute walk (Amphere Way & Waddon Marsh), offering links to East Croydon Station and Wimbledon.

SPECIFICATIONS



9.5m EAVES HEIGHT



SECURE ESTATE



1x LEVEL ACCESS LOADING DOOR



SECURE YARD TO Unit 28



ADJACENT TO VALLEY RETAIL PARK



223 KVA* POWER CAPACITY



SOLAR PANELS



14x CAR PARKING SPACES & 2x EV CHARGING POINTS



EPC A RATING

BREEAM®

BREEAM RATING EXCELLENT



MEETING DEFINITION FOR NET ZERO CONSTRUCTION



24/7 HOURS OF USE

*SUPPLY CAN BE INCREASED TO SUIT A TENANT'S SPECIFIC REQUIREMENTS UP TO 0.15MVA

VIEWINGS

Please contact the joint sole agents for further details and to arrange a viewing.

TERMS

Available on new full repairing and insuring leases.

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