COGENT
REAL ESTATE

To Let



Unit 4, 214 Purley Way

Croydon, CR0 4XG

PRIME WAREHOUSE/ TRADE COUNTER UNIT AVAILABLE TO LET

5,130 sq ft

(476.59 sq m)

- 5.8m eaves
- Covered loading bay
- 3 Phase power
- WC and kitchen facilities
- 8 Allocated parking
- Electric loading door

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Summary

Available Size	5,130 sq ft
Business Rates	N/A
Service Charge	N/A
EPC Rating	C

Description

The unit comprises of mid terrace warehouses constructed of steel portal frame with brick and block infill combined with profiled steel cladding. The unit also benefits from a covered loading bay, allocated parking, ground and first floor offices and welfare amenities.

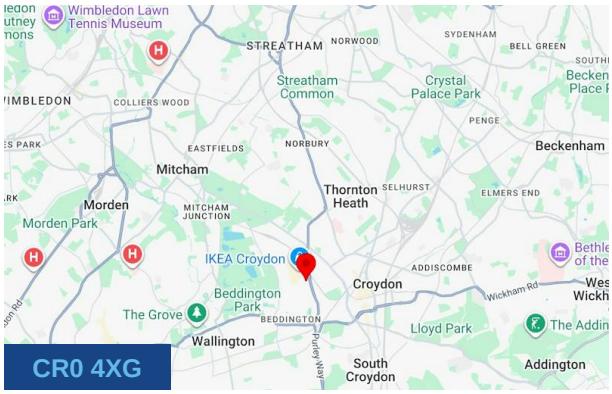
Location

The unit is situated directly off Purley Way in Croydon, providing excellent prominence and easy access for occupiers. The surrounding area is predominantly occupied by industrial, trade counter and retail park businesses. There are excellent public transport links with Wandle Park Tram Stop less than a 10 minute walk away, and bus routes towards Croydon Stations. Additionally the unit benefits from excellent road links with quick access to national networks via M25 andthe M23 to the south or into London to the north.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	3,284	305.09	Available
Ground - Ground Floor Office	630	58.53	Available
1st - First Floor Office	643	59.74	Available
Outdoor - Canopy/Covered Loading	573	53.23	Available
Total	**5,130**	**476.59**	







Viewing & Further Information



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