WORKSHOP/STUDIO UNIT – TO LET

HUGGINS STUART EDWARDS

Unit 4, Ikon Building, 2 Purley Way, Croydon CR0 3JP

£12,100 PER ANNUM

Unit 4, Ikon Building, 2 Purley Way, Croydon CR0 3JP

TO LET

Approx 602 sqft (56 sqm)

DESCRIPTION

The unit is arranged as open plan accommodation with capped services and a 'shell and core' finish. For sale on long leasehold basis with ground rent or alternatively on a new full repairing lease.

USE

From the 1st September 2020 the property will be classed under E (Commercial Business & Service) which permits a much wider variety of uses than would have previously been suitable for this property, to confirm if your business would be suitable please check the explanatory memorandum provided by The Government:
https://www.legislation.gov.uk/uksi/2020/757/pdfs/uksiem_20200757_en.pdf

RENT

£12,100 per annum.

PRICE

On application.

LEASE

The premises are available on a long leasehold interest with a ground rent and service charge provision.

However, alternatively the units can be made available on full repairing and insuring leases for a period of years to be agreed with periodic upward only rent reviews.

LOCATION

The unit is prominently located fronting the Lombard roundabout on the A23 Purley Way with excellent bus services passing the front door.

Both Therapia Lane and Ampere Way Tramlink stops are within walking distance, providing excellent services to Wimbledon and East Croydon (14 minutes).

The M23/M25 motorways lie just to the south of the borough, providing excellent access to the motorway network, together with Gatwick and Heathrow airports.

RATES

To be assessed.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Michael Angus
Huggins Stuart Edwards – Croydon Office
102- 104 High Street, Croydon, CR9 1TN
T: 020 8688 8313
E: michael.angus@hsedwards.co.uk

DATE

September 2020

FOLIO NUMBER

171924 (CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right

HUGGINS STUART EDWARDS

COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

APEX HOUSE
10 WEST STREET
EPSOM
KT18 7RG
01372 740555

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: Apex House, 10 West Street, Epsom, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Huggins Stuart Edwards Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Stuart Edwards Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.