



**OFFICE -- TO LET**

**HS** HUGGINS STUART  
**E** EDWARDS

Unit 5, 2 Purley Way, Croydon, Surrey CR0 3JP  
£460,000 PER ANNUM

# Unit 5, 2 Purley Way, Croydon CR0 3JP TO LET

Approx 20,204 sqft (1,876.95 sqm) GIA

## DESCRIPTION

Self contained three storey building with B1(a) and B1 (c) mixed consent other uses considered, subject to planning. The property benefits from heating/comfort cooling system, ground floor reception, 8 person automatic passenger lifts, male, female and disabled WC's, kitchenette and staffroom, suspended ceilings with inset fluorescent lighting, raised floors, external CCTV and eleven on site car parking spaces.

Ground Floor	4,973 sqft	462 sqm
Mezzanine	3,487 sqft	324 sqm
First Floor	5,597 sqft	520 sqm
Second Floor	2,228 sqft	207 sqm
NIA TOTAL	16,285 sqft	1,513 sqm

## USE

From the 1<sup>st</sup> 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/ukxi/2020/757/pdfs/ukxiem\\_2020\\_0757\\_en.pdf](https://www.legislation.gov.uk/ukxi/2020/757/pdfs/ukxiem_2020_0757_en.pdf)

## RENT

£460,000 per annum.

## PRICE

On application

## LEASE

The premises are available as a whole or in floors on a new FRI lease for a period of years to be agreed. Alternatively, our clients

would consider the sale of their freehold interest for the premises.

## LOCATION

Situated just behind the new Bellway Development, IKON on the "Lombard" roundabout A23, Purley Way.

The premises have bus services passing the front door and are within half a mile walk of Therapia Lane and Amphere Way Tram stop with frequent services to Wimbledon and East Croydon station (15 minutes).

The A23 connects to the south of the London Borough of Croydon with the M23 (Junction 7) and M25 motorways.

## RATES

To be assessed.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly by appointment through joint agents:-

## 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](mailto:michael.angus@hsedwards.co.uk)

Alex Martin Commercial

9 Holyrood Street, London SE1 2EL

T: 020 7100 2348

E: [alex@alexmartin.co.uk](mailto:alex@alexmartin.co.uk)

## DATE

September 2020

## FOLIO NUMBER

171708 (CL)

## SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right



# HUGGINS STUART EDWARDS

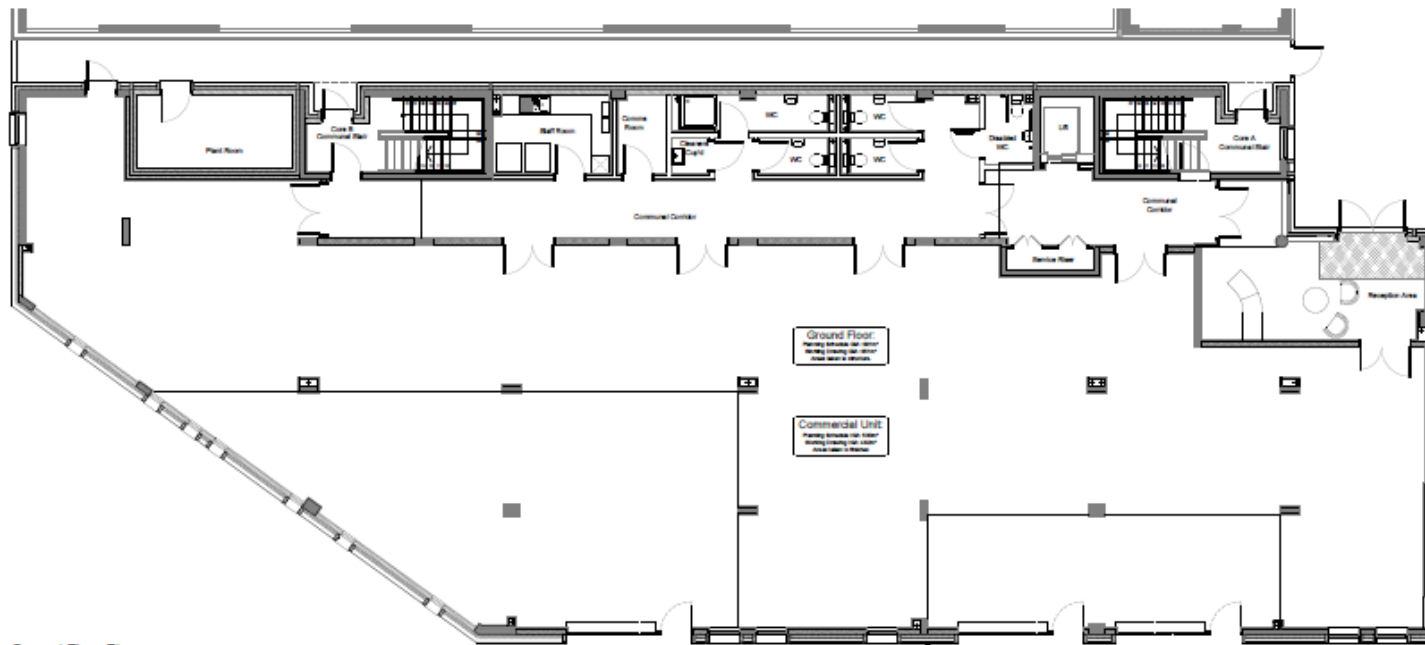
## COMMERCIAL ESTATE AGENTS PROPERTY CONSULTANTS

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

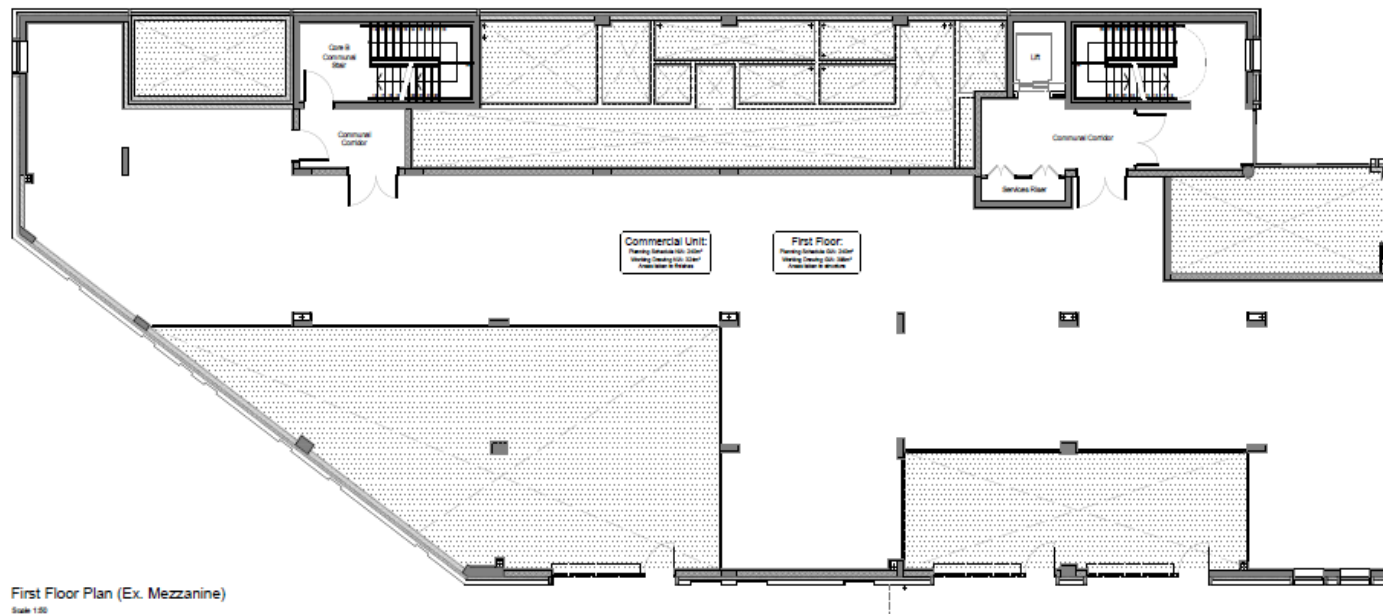
APEX HOUSE  
10 WEST STREET  
EPSOM  
KT18 7RG  
01372 740555

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.

# www.hsedwards.co.uk



Ground Floor Plan  
Scale: 1:50



First Floor Plan (Ex. Mezzanine)  
Scale: 1:50

