



WORKSHOP/STUDIO UNIT - TO LET

**HS HUGGINS STUART
EDWARDS**

**Unit 2, Ikon Building, 2 Purley Way, Croydon CR0 3JP
£33,000 PER ANNUM**

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

TO LET

Approx 1,646 sqft (153 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/ukxi/2020/757/pdfs/ukxiem_20200757_en.pdf

RENT

£33,000 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

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DATE

September 2020

FOLIO NUMBER

171919 (CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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