ONE OF THE...
BEST VALUE UNITS WITHIN THE M25*

ALSO AVAILABLE ON A SHORT TERM BASIS

CROYDON CENTRAL

WWW.CROYDON-CENTRAL.CO.UK

NEWLY REFURBISHED WAREHOUSE UNIT TO LET

98,631 SQ FT

IN A HIGHLY SOUGHT AFTER SOUTH LONDON LOCATION

500 PURLEY WAY, CROYDON, CR0 4NZ

*ONE OF THE LOWEST RENTS WITHIN THE M25, FOR A UNIT OF THIS SIZE

// NEARBY OCCUPIERS

Argos · UPS · Royal Mail · dpd · amazon · DHL · XPOLogistics

WATCH OUR VIDEO FLYTHROUGH HERE

// LOCATION

Croydon Central is situated off the Purley Way (A23) close to its junction with Stafford Road, Denning Way and the Morrison's Supermarket. Purley Way is the main arterial north/south road through Croydon, providing good access to established industrial and retail areas and the arterial route south to the M23/M25 motorway and north to Central London.

Croydon Central is located in Croydon to the south of the Beddington Lane Industrial Estate. Croydon is located approximately 11 miles south of Central London and 8 miles north of J8 M23 / J7 M25.

Gatwick Airport
18 Miles

Central London
11 Miles

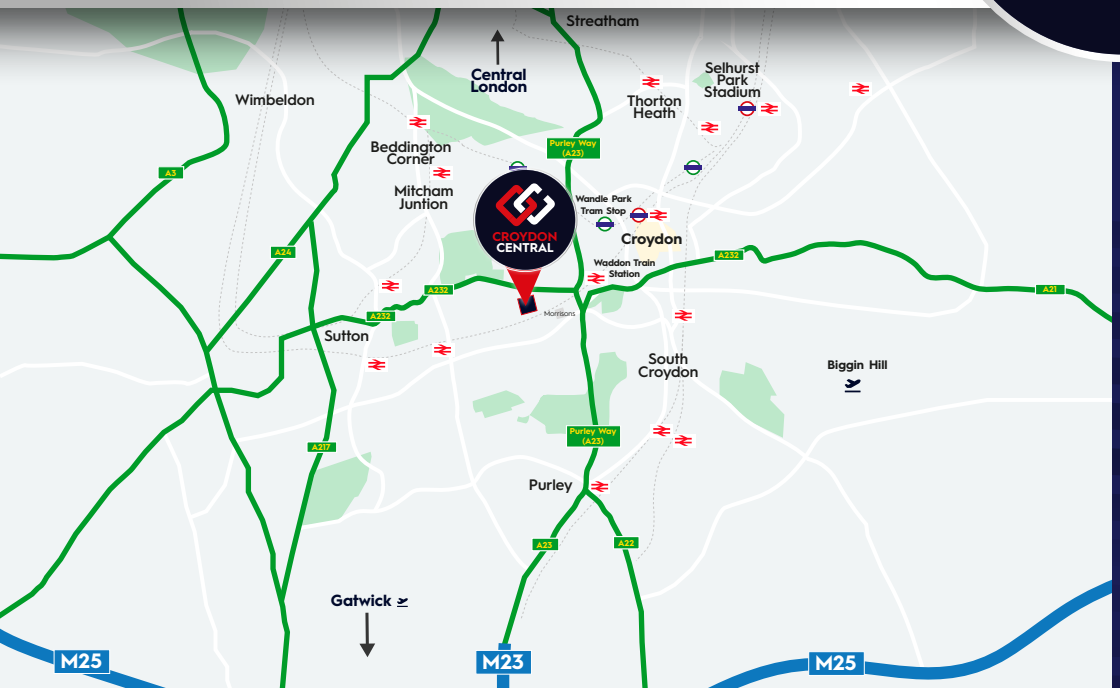
Wandle Park Tram Stop
15 Minutes' Walk

CROYDON CENTRAL

Waddon Train Station
6 Minutes' Walk

Croydon Shopping Centre
1.5 Miles

M25 J7
8 Miles



Croydon Central is strategically placed to serve Central London, the wider South London and M25 conurbation. Croydon is a well-established industrial / distribution area hosting many major logistics occupiers.

There is excellent public transport with Waddon Station in close proximity to the property, providing easy access to London (Victoria and London Bridge stations in 21 and 28 minutes respectively). Local bus routes serve the area.

what3words
///rocket.shapes.then

CR0 4NZ

// SPECIFICATION

- Detached unit
- Secure & gated site
- 7 level access doors
- Recessed and covered loading
- Up to 30m yard depth
- Secure parking

CROYDON CENTRAL

98,631 SQ FT
(9,163 SQ M)

// ACCOMMODATION

	sq ft	sq m
Warehouse	79,384	7,375
Rear Offices	5,662	526
Front Offices	10,140	942
Covered Loading	3,445	320
Total	**98,631**	**9,163**

Approximate gross external areas

- B8 storage & distribution
- 3 phase power
- Warehouse lighting
- Fully fitted two storey offices with VRF A/C
- Electric car charging points
- Newly refurbished

CROYDON CENTRAL

// TERMS
Croydon Central is offered by way of a new full repairing and insuring lease on terms to be agreed.

// BUSINESS RATES
Interested parties should make their own enquiries at Croydon Borough Council in respect of business rates.

// EPC
C:55.

// DUE DILIGENCE
All interested parties will be required to provide the agent with company information to comply with anti-money laundering legislation.

// FURTHER INFORMATION

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