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TO LET

GROUND AND FIRST FLOOR OFFICES / CLASS E
2,536 – 11,168 SQ FT (235 – 1,037 SQ M)

Purley Point, 1 High Street, Purley, CR8 2AA

Office / Class E To Let

30 June 2026

LOCATION

The property is located on Purley High Street in close proximity to Purley Station with its regular train services to East Croydon (5 minutes), London Bridge (22 minutes), London Victoria (25 minutes), Redhill (9 minutes) and Gatwick Airport (21 minutes)

Purley is located at the junction of the A22 and A23, both of which link to the M25 at junctions 6 and 7 respectively.

Local facilities in Purley include a Tesco Store opposite, Sainsburys Local, Boots, Pizza Express and a large variety of local and independent restaurants and cafes.

DESCRIPTION

Purley Point is a self-contained purpose built office building arranged over four floors. Ground and 1st floors are available to let. Of interest to office occupiers as well as alternative Class E users including medical, dental, vets and gyms.

The available accommodation comprises the ground and first floors. The ground floor is largely open-plan, whilst the 1st floor is split into Suite A & B, providing ~2,500-5,500 sq ft.

The ground floor benefits from direct access from a large reception area which is shortly to receive a comprehensive refurbishment.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor Office	5,582	518.58
1st Floor – Suite A	2,536	235.62
1st Floor – Suite B	3,050	283.41
TOTAL	**11,168**	**1,037.61**

AMENITIES

- Suspended ceiling
- LED lighting
- Air conditioning
- Double glazing
- Access raised floors
- Manned reception
- Entry card system
- 24/7 access
- Two Personnel lifts
- On site car parking

TENURE

Full repairing and insuring leases are available on terms to be agreed.

RENT

£25.00 per sq ft

RATES

Rateable value for ground and first floors is £238,000
Ground Floor estimated rate payable: £10.41 per sq ft.
First Floor estimated rate payable: £9.96 per sq ft.

SERVICE CHARGE

There will be a service charge to cover the upkeep of the common areas.
Estimate: £12.25 psf (2024-25)

VAT

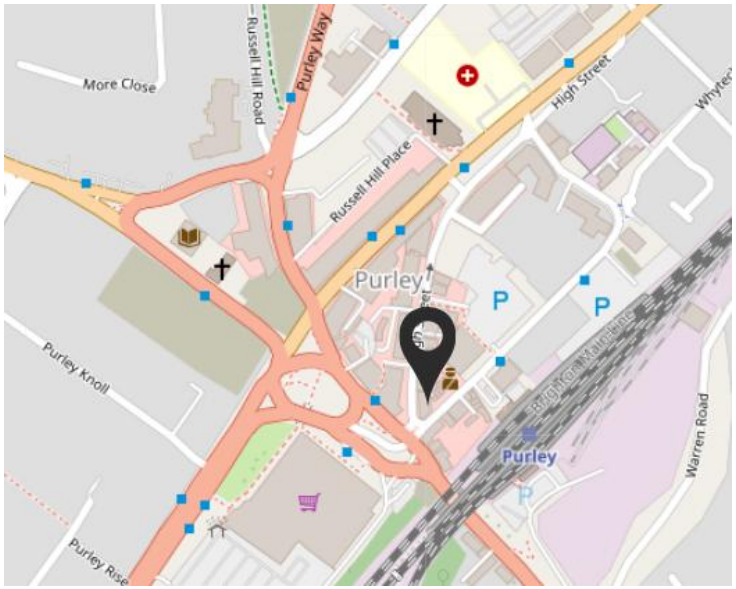
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of B.



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