


# TO LET

## INDUSTRIAL AND WAREHOUSE – 5,130 SQ FT (476.58 SQ M)

**Unit 4, 214 Purley Way, Croydon, Surrey, CR0 4XG**

# Rent | £92,500 Per Annum — Warehouse/Industrial Unit — 18 June 2026

## DESCRIPTION
The property comprises an mid-terrace unit constructed of steel portal frame with brick and block infill combined with profiled steel cladding. The unit was constructed in the mid-to-late 1980s and provides good amenities with offices at ground and first floor, 8 car parking spaces and a covered loading bay.

## LOCATION
The unit is situated on the Purley Way and has access directly from the A23 which also provides access to the M25, approximately 9 miles to the south and to central London, approximately 10 miles to the north.

West Croydon Station is 1.3 miles away and Waddon Marsh Tram Stop is 0.3 miles away, providing regular services to East Croydon and Wimbledon. Purley Way also benefits from numerous bus routes.

## ACCOMMODATION

| | SQ FT | SQ M |
|---|---|---|
| Ground Floor Warehouse | 3,284 | 305 |
| Ground Floor Office | 630 | 59 |
| First Floor Office | 643 | 60 |
| Covered Loading | 573 | 53 |
| **TOTAL** | **5,130** | **477** |

Approximate gross internal areas.

## AMENITIES
- 5.8m to the eaves
- Large covered loading area
- Three phase electricity
- LED lighting
- 8 car parking spaces
- Kitchenette facilities
- To be refurbished

## RENT
£87,500 per annum.

## RATES
Interested parties should make their own enquiries with the Local Athority.

## TENURE
A new lease to be granted direct from the Landlord.

## VAT
VAT will be charged on the quoting terms.

## LEGAL COSTS
Each party to be responsible for their own legal costs.

## EPC
The EPC rating for the property is C.












Photos are indicative of a refurbished unit on the estate.


## VIEWINGS – 020 8662 2700

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