



**TO LET | UNIT 6**

5,081 SQ FT

**TO LET | UNIT 7**

6,430 SQ FT



VALLEY INDUSTRIAL PARK | PURLEY WAY | CROYDON



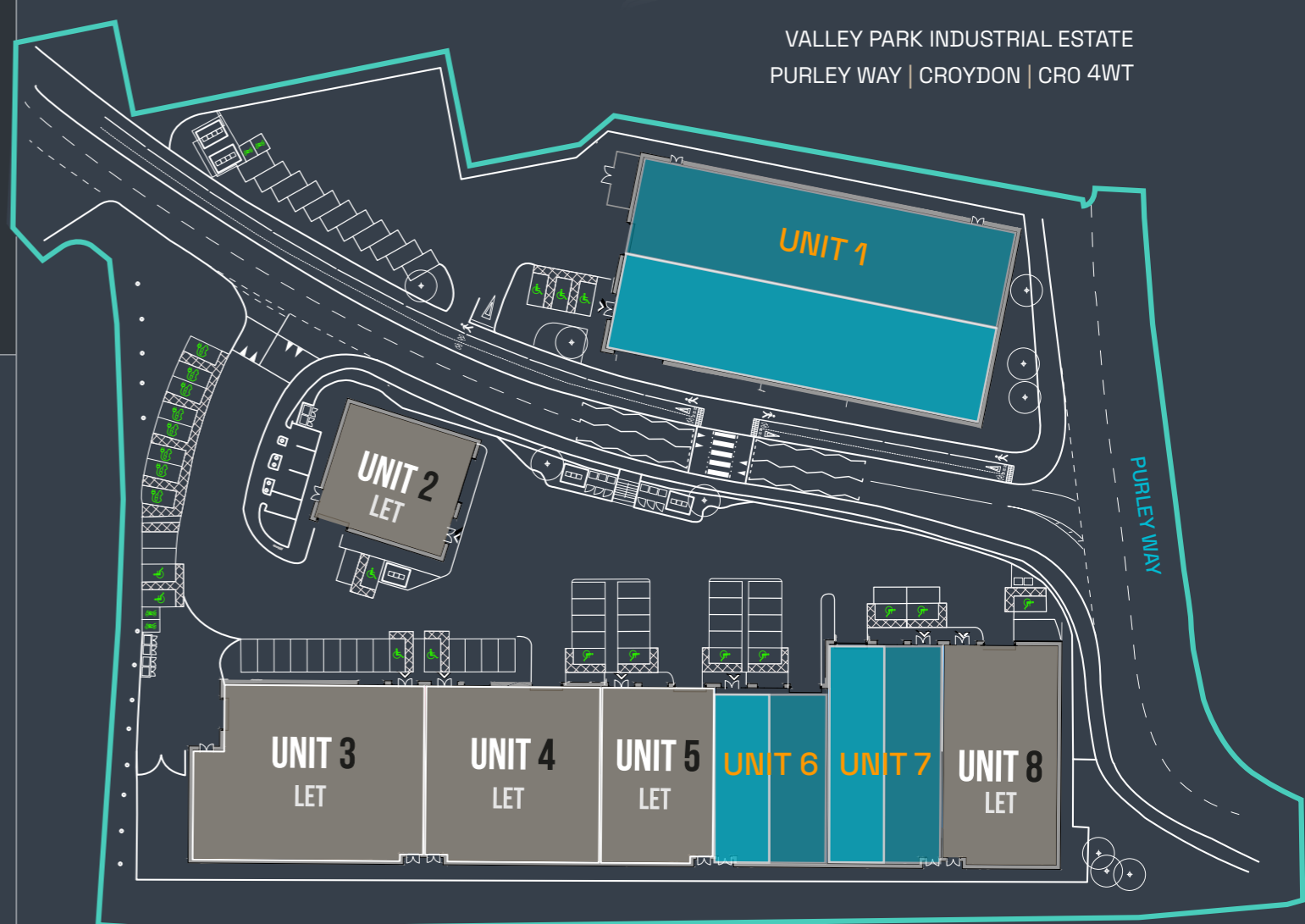
## DESCRIPTION

Units 6 and 7 are the final available trade units at Valley Industrial Park and can be leased either in isolation, or as a combined unit of 11,511 sq ft. Units 6 and 7 benefit from 5 and 2 car parking spaces respectively and are mid terrace units on the secure estate. The estate road offers a direct link into the Valley Retail Park from Purley Way, creating frontage for both unit to passing traffic accessing the retail park.

## LOCATION

The development benefits from excellent road connections via the A23 and A205. This allows for direct access to serve the surrounding South London population. Furthermore, as part of the development, a new access road has been constructed which will allow direct access to the nearby Valley Retail Park and Croydon IKEA.

Croydon Town Centre is undergoing major regeneration with upgraded rail infrastructure at East Croydon Station, continued residential redevelopment and office accommodation for HMRC and The Home Office at Ruskin Square. The site benefits from excellent public transport connections with two tram stops within a 7 minute walk (Amphere Way & Waddon Marsh), offering links to East Croydon Station and Wimbledon.



SPECIFICATIONS

6m EAVES HEIGHT	1X LEVEL ACCESS DOOR PER UNIT	SECURE ESTATE	ADJACENT TO VALLEY RETAIL PARK	UNIT 6 79KVA UNIT 7 100KVA POWER CAPACITY	EXCELLENT ROAD CONNECTIONS
SOLAR PANELS	ALLOCATED CAR PARKING SPACES, WITH EV CHARGING DOCKS	EPC A RATINGS	BREEAM RATING EXCELLENT	MEETING DEFINITION FOR NET ZERO CONSTRUCTION	24/7 HOURS OF USE

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## VIEWINGS

Please contact the joint sole agents for further details and to arrange a viewing.

## TERMS

Available on new full repairing and insuring leases.

**MAX RUSSELL**  
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