



**PURLEY
CENTRAL**

NEWLY REFURBISHED

**RARELY AVAILABLE
WAREHOUSE UNIT TO LET**

98,631 SQ FT

**IN A HIGHLY SOUGHT AFTER
SOUTH LONDON LOCATION**

500 PURLEY WAY, CROYDON, CR0 4NZ

**CROYDON
CITY CENTRE**

**CROYDON
SHOPPING CENTRE**

**CENTRAL
LONDON**

**WADDON
TRAIN STATION**

**GATWICK
AIRPORT
& M25**

**Purley Way
(A23)**

**MORRISONS
SUPERSTORE**

 **PURLEY
CENTRAL**

// NEARBY OCCUPIERS















LOCATION

Purley 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.

Purley 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



A23
0.1 Mile



PURLEY CENTRAL



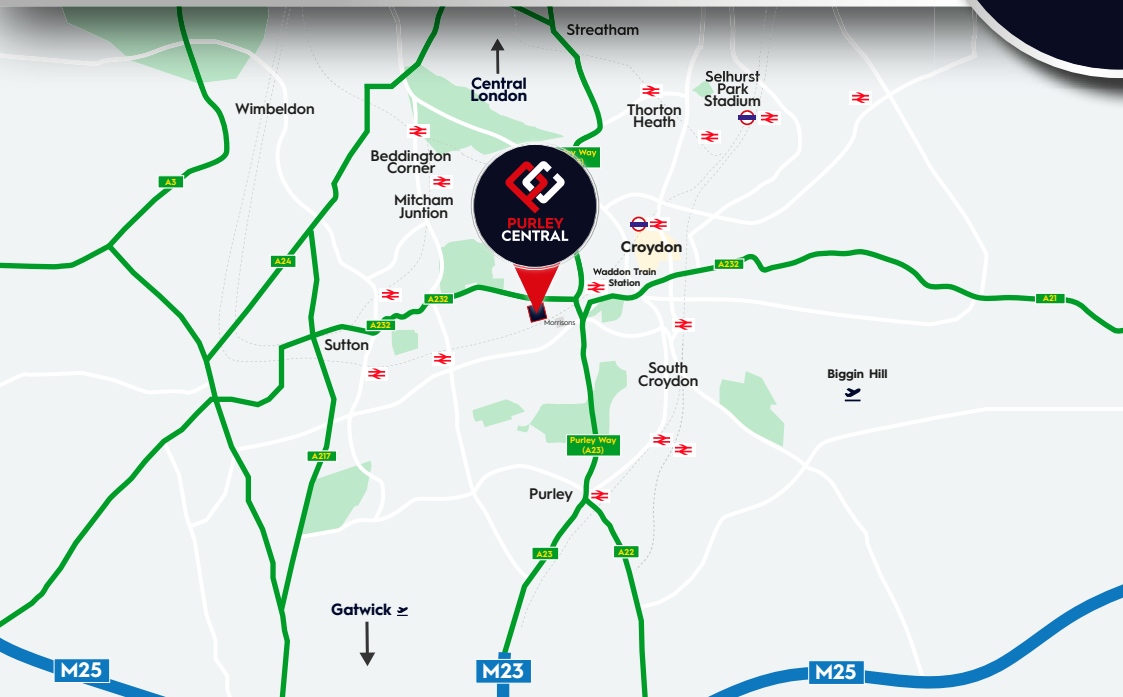
Croydon Shopping Centre
1.5 Miles



Waddan Train Station
6 Minutes' Walk



M25 J7
8 Miles



Purley 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 Waddan 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.

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// SPECIFICATION



Detached unit



Secure & gated site



7 level access doors



Recessed and covered loading



Up to 30m yard depth



Secure parking



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



// TERMS

Purley 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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[KnightFrank.co.uk](https://www.knightfrank.co.uk)

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