

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



[WWW.CROYDON-CENTRAL.CO.UK](http://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**

**CROYDON  
CITY CENTRE**

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

**CROYDON  
SHOPPING CENTRE**

**CENTRAL  
LONDON**

**WADDON  
TRAIN STATION**

**GATWICK  
AIRPORT  
& M25**

**Purley Way  
(A23)**

**MORRISONS  
SUPERSTORE**

 **CROYDON  
CENTRAL**

// NEARBY OCCUPIERS















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



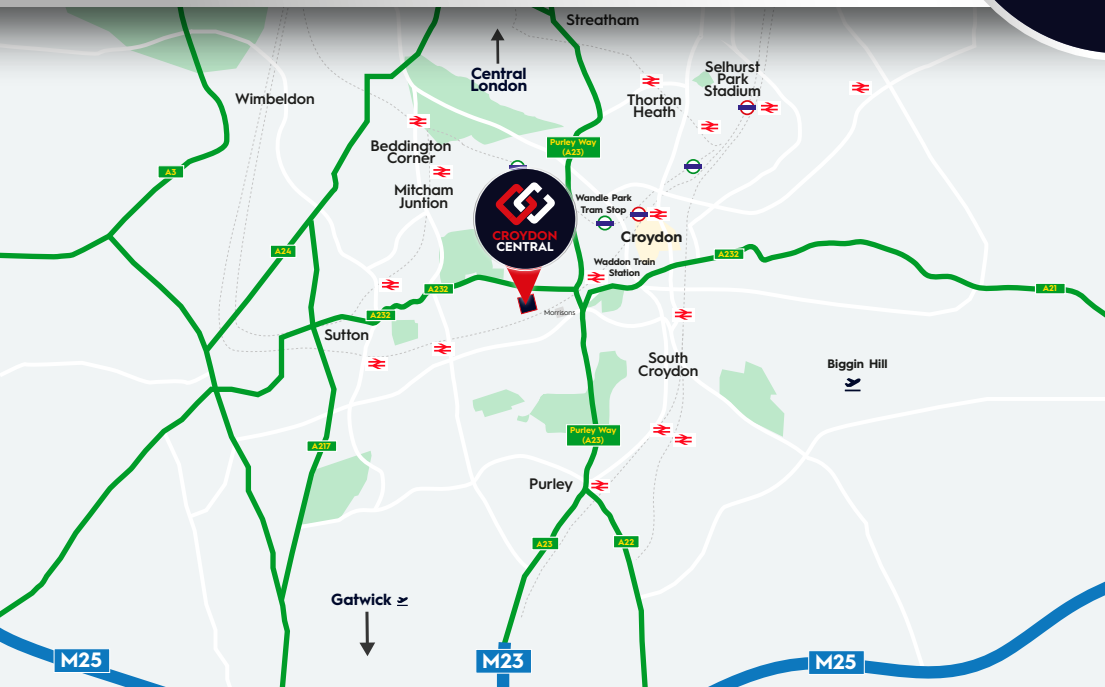
**Waddon Train Station**  
6 Minutes' Walk



**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.

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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          |
| <b>Total</b>    | <b>98,631</b> | <b>9,163</b> |

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

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



**Knight  
Frank**

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

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