

## NEWLY REFURBISHED

## RARELY AVAILABLE 98,631 SQ FT IN A HIGHLY SOUGHT AFTER SOUTH LONDON LOCATION

500 PURLEY WAY, CROYDON, CRO 4NZ



## // 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.

Gatwick 🛩

M23

M25

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.



**Train Station** 

6 Minutes' Walk

**Gatwick Airport Central London** A23 18 Miles 0.1 Mile

Streatham Central London  $\rightarrow$ Wimbeldon Thorton Heath Beddington Corner Mitcham €₹ CENTRAL Croydon Sutton South Biggin Hil Crovdon ≥ **≠** → Purley

M25

Purley Central is strategically placed to serve Central London, the wider South London and M25 conurbation. Croydon is a wellestablished industrial / distribution area hosting many major logistics occupiers.

**Shopping Centre** 

1.5 Miles

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.

8 Miles

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## **SPECIFICATION**





Detached unit

Secure & gated site



X

Recessed and covered loading Up to 30m yard depth Secure parking

7 level access

doors

PURLEY CENTRAL

# **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



#### / 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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