

TO LET/MAY SELL

PRIME CAR DEALERSHIP LEASING OPPORTUNITY

Detached car showroom with ancillary parts department, vehicle workshop with ample display and yard areas

17,598 SQFT ON 0.91 ACRES



**IMPERIAL
WAY**

8 Imperial Way, Croydon, CR0 4RR



EXECUTIVE SUMMARY

- New lease available
- Prime established motor trade location
- Surrounding major occupiers include MG, Toyota, Skoda, Mercedes and Lexus
- Property extends to **1,634m² (17,598ft²)** on **0.91 acres**
- Less than 1 mile from Waddon train station, 1.7 miles to South Croydon train station and 2 miles to East and West Croydon train stations



THE PROPERTY

The showroom is in a prime location just off and visible from the main A23 Purley Way, with surrounding dealerships such as Lexus, MG, Toyota, Mercedes and Skoda.

Other occupiers close by include Costco, Europcar, Selco and Howdens.

The single storey building provides a double height showroom accommodating 12 display vehicles, with a further customer waiting area, sales reception and office space.

To the rear is a 12 bay vehicle workshop and trade parts warehouse. External areas provide for circa 63 parking spaces.

Mercedes-Benz

CENTRAL LONDON
12 MILES

WADDON STATION
0.8 MILES

EAST CROYDON
2 MILES

M25
8.3 MILES

HYUNDAI

Topps Tiles

TOYOTA

LEXUS

TOOLSTATION

halfords

JEWSON

IMPERIAL
WAY

NEW GLI INDUSTRIAL
DEVELOPMENT UNDER
CONSTRUCTION

+35,000 VEHICLES
PER DAY

PURLEY WAY A23

IMPERIAL WAY

IMPERIAL WAY

safestore

TOYOTA

Ancaster
Delivering Quality and Value

COSTCO
WHOLESALE

IMPERIAL WAY

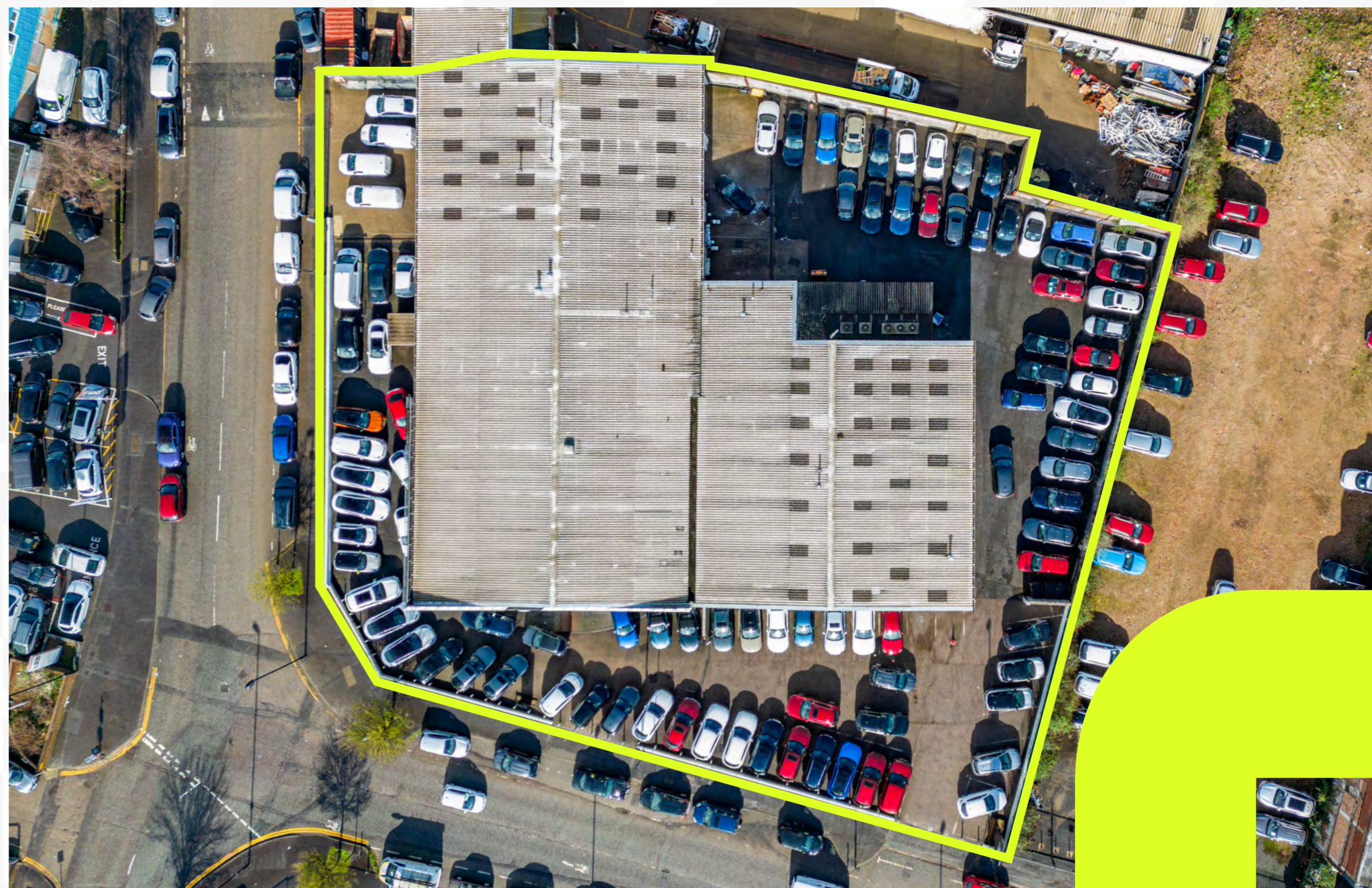




FLOOR AREA

	M ²	FT ²
Showroom	470.5	5,065
Ground Floor Offices and Ancillary	42.5	457
Parts	377.0	4,058
Workshop	457.5	4,924
First Floor Offices and Ancillary	193.7	2,085
Mezzanine	93.8	1,009
GIA Total	1,634.9	17,598
PARKING		
Display		28
Rear Car Parking		25
Customer Parking		10
Total		63

*Approximate gross internal area and subject to measurement



PROPOSAL

Rent on application.

SITE

The site extends to approximately 0.37 hectares
(0.91 acres).

EPC RATING

C-72.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

VIEWINGS

All viewings to be arranged via the sole letting agents.



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FORTRESS

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