

The logo consists of the letters 'SHW' in white, bold, sans-serif font, centered within an orange trapezoidal shape that tapers to the right.

**SHW**

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**

**TO LET/  
FOR SALE**

**INDUSTRIAL AND WAREHOUSE – 3,895 SQ FT (361.85 SQ M)**

**600 Purley Way, Croydon, Surrey, CR0 4RF**

**DESCRIPTION**

The property comprises a two storey detached business unit of brickwork construction, currently utilised as offices on the first floor and a ground floor store and despatch area with loading door as well as parking in front and along the access road.

**LOCATION**

The business is located close to the Purley Way junction with the A232 Stafford Road and the area known as Five Ways. There are regular bus routes along the A23 Purley Way and Waddon train station is approximately a 12 minute walk away.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor	1,643	152.63
First Floor	2,252	209.21
<b>TOTAL</b>	<b>3,895</b>	<b>361.84</b>

Approximate gross internal areas.

**AMENITIES**

- Rare freehold
- Prominent location
- Office and storage facility

**RENT**

£57,500 per annum.

**PRICE**

£875,000 freehold.

**RATES**

Rateable value - £29,000 (2023).

**VAT**

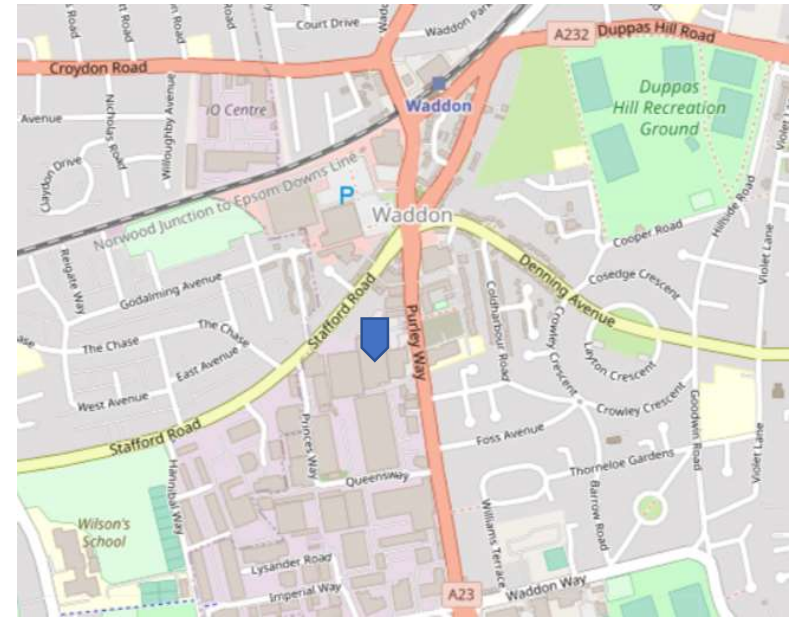
VAT will be charged on the quoting terms – TBC.

**LEGAL COSTS**

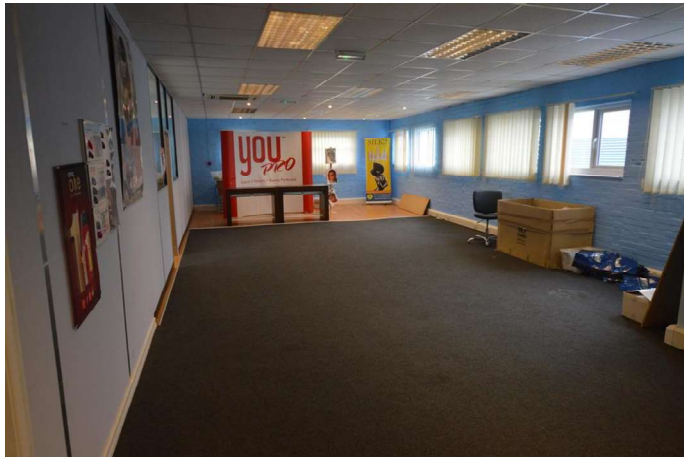
Each party to be responsible for their own legal costs.

**EPC**

The property has an EPC rating of E.



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**VIEWINGS – 020 8662 2700**

**Charlie Mckechnie**

t: 020 8662 2737

e: cmckechnie@shw.co.uk

**Alex Bond**

t: 020 8662 2730

e: abond@shw.co.uk



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