

# Units 3-4

214 Purley Way, Croydon  
CR0 4XG

UNIT TYPE Warehouse  
TOTAL AREA 10,266 Sq Ft / 954 Sq M

RENT £15,826.00 PCM + VAT



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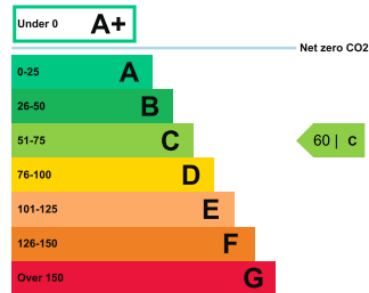
**RENT** £15,826.00 PCM + VAT

Prices shown are exclusive of VAT and business rates.  
Service charge and insurance costs may also apply.

## UNIT FEATURES & AMENITIES

- 3 Phase Power
- Allocated Parking
- Energy Efficient Lighting
- Kitchenette
- Office Space
- Roller Shutter
- WC

## EPC RATING



## DESCRIPTION

The units comprise of mid terrace warehouses constructed of steel portal frame with brick and block infill combined with profiled steel cladding. Both Unit 3 and Unit 4 benefit from a covered loading bay, allocated parking, ground and first floor offices, 5.8m eaves height and welfare amenities.

The units are situated directly off Purley Way in Croydon, providing excellent prominence and easy access for occupiers. The surrounding area is predominantly occupied by industrial, trade counter and retail park businesses.

## LOCATION

There are excellent public transport links with Wandle Park Tram Stop less than a 10 minute walk away, and bus routes towards Croydon Stations. Additionally the units benefit from excellent road links with quick access to national networks via M25 and the M23 to the south or into London to the north.

