



**TO LET | UNIT 1**  
**19,360 SQ FT (1,798.60 SQ M)**



VALLEY INDUSTRIAL PARK | PURLEY WAY | CROYDON | CRO 4WT



## DESCRIPTION

The redevelopment of the Stewarts Plastics site offers prominent, new build industrial and trade units with visibility from Purley Way. Comprising 19,360 sq ft, Unit 1 is the largest in the development and offers a high specification throughout with an eaves height of 9.5m, secure yard, 1 level access loading door, EV charging spaces and a BREEAM rating of Excellent.

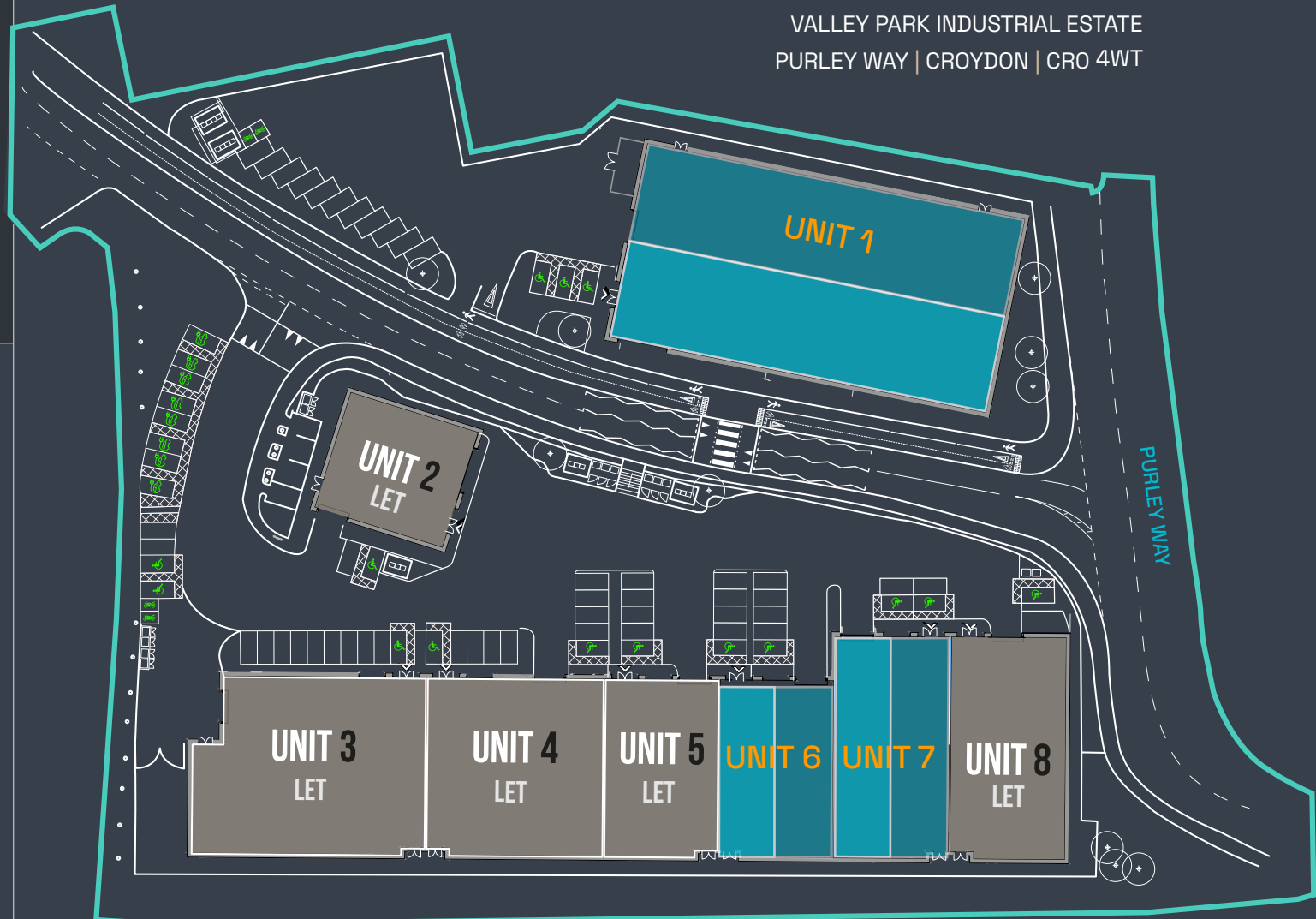
## LOCATION

The development benefits from excellent road connections via the A23 and A205. This allows for direct access to serve the surrounding South London population. Furthermore, as part of the development, a new access road has been constructed which will allow direct access to the nearby Valley Retail Park and Croydon IKEA.

Croydon Town Centre is undergoing major regeneration with upgraded rail infrastructure at East Croydon Station, continued residential redevelopment and office accommodation for HMRC and The Home Office at Ruskin Square. The site benefits from excellent public transport connections with two tram stops within a 7 minute walk (Amphere Way & Waddon Marsh), offering links to East Croydon Station and Wimbledon.



VALLEY PARK INDUSTRIAL ESTATE  
PURLEY WAY | CROYDON | CRO 4WT



SPECIFICATIONS



9.5m EAVES HEIGHT



SECURE ESTATE



1x LEVEL ACCESS LOADING DOOR



SECURE YARD TO UNIT 1



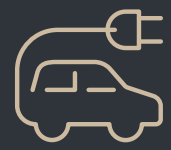
ADJACENT TO VALLEY RETAIL PARK



223 KVA\* POWER CAPACITY



SOLAR PANELS



14x CAR PARKING SPACES & 2x EV CHARGING POINTS



EPC A RATING



BREEAM RATING EXCELLENT



MEETING DEFINITION FOR NET ZERO CONSTRUCTION



24/7 HOURS OF USE

\*SUPPLY CAN BE INCREASED TO SUIT A TENANT'S SPECIFIC REQUIREMENTS UP TO 0.15MVA



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## VIEWINGS

Please contact the joint sole agents for further details and to arrange a viewing.

## TERMS

Available on new full repairing and insuring leases.

**MAX RUSSELL**  
07732 405 799  
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