

IKON- 2 PURLEY WAY,  
CROYDON, CR0 3JP



## FLEXIBLE BUSINESS SPACE TO LET OR FOR SALE

5 NEWLY CONSTRUCTED UNITS AVAILABLE, BENEFITTING FROM CLASS E USE.  
OTHER USE POTENTIAL SUCH AS PRODUCTION AND DISTRIBUTION, SHOWROOM, COMMUNITY USES, STORAGE, NURSERY/CRECHE, DARK KITCHEN, RELIGIOUS USES, SERVICED OFFICES/WORKSPACE, GYM, ETC, SOME SUBJECT TO PLANNING.



For further information please contact:

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## LOCATION

Ikon is located just a mile from the town centre amenities of Croydon, and within convenient commuting distance of Central London, being only 10 miles away. The site is situated on Lombard roundabout and can be directly accessed via Purley Way/ A236. West Croydon, the nearest railway station, is 1.3 miles from the site. Trains run frequently to London Bridge, Clapham Junction, London Victoria, and Canada Water. In addition, London's only tram link connects Croydon to Wimbledon, with the nearest tram stop, Ampere Way, being a short walk from the development. It is also well connected by road, with the M25, M23 (junction 7) and Gatwick Airport.



## TRAVEL TIMES

BY ROAD	MILES
West Croydon Station	1.6
East Croydon Station	1.6
Central London	9.5
Junction 8 M23 Motorway	10
Junction 7 M25 Motorway	10
Gatwick Airport	19

BY RAIL (FROM EAST CROYDON)	MINUTES
Clapham Junction	9
London Bridge	13
Victoria	17

BY RAIL (FROM WEST CROYDON)	MINUTES
Sutton	13
Epsom	22
Canada Water	28
Victoria	29

BY TRAM (FROM WEST CROYDON)	MINUTES
East Croydon	5
New Addington	20
Beckenham Junction	30
Wimbledon	36



## DESCRIPTION

The development comprises of 5 commercial units, each providing self-contained accommodation with units 2, 3 and 5 capable of sub-division.

Units 1 to 4, fronting Purley Way, have been completed to a shell and core condition with glazing and external door finishes installed and are suitable for retail, showroom or office use.

Unit 5 to the rear has been completed externally and internally with plastered and decorated walls, suspended ceilings with sensor controlled lighting, passenger lift, floor finishes, air-conditioning, WC's, kitchenettes and 2 roller shutter doors. Designed as office or light industrial/production use but lends itself to a variety of functions.

The site allows for 11 car parking spaces in a secure, gated car park adjacent to unit 5 with plentiful space for additional vehicles and turning area for larger vehicles.



UNIT 5



## AVAILABILITY

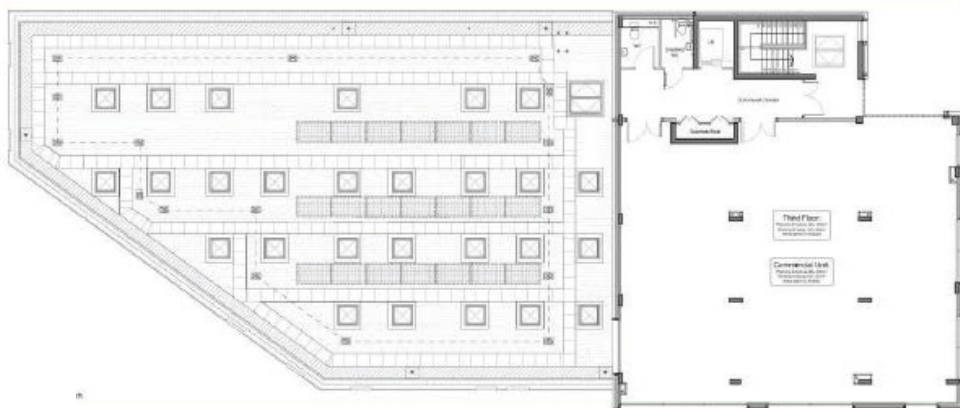
Unit	Size (sq ft )
1	699
2	1,646 (can be split in to 2 equal sized units)
3	1,560 (can be split in to 2 equal sized units)
4	602
5	
Ground floor	4,973
Mezzanine	3,487
First floor	5,597
Second floor	2,228
NIA Total	16,285



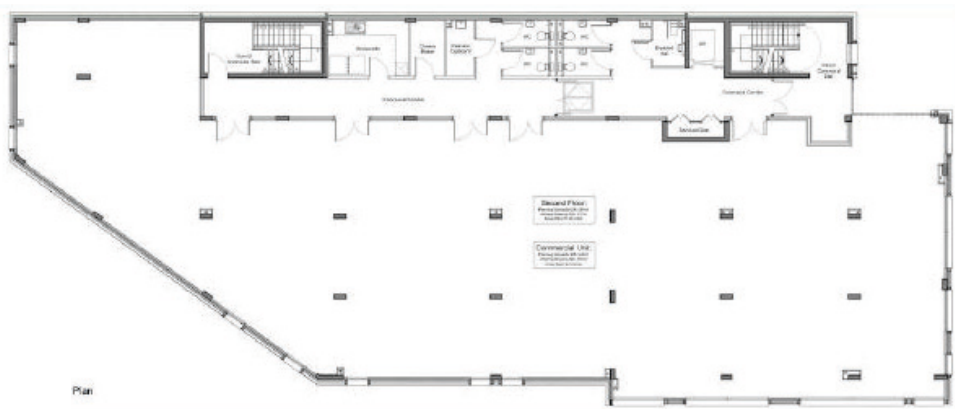
UNIT 5



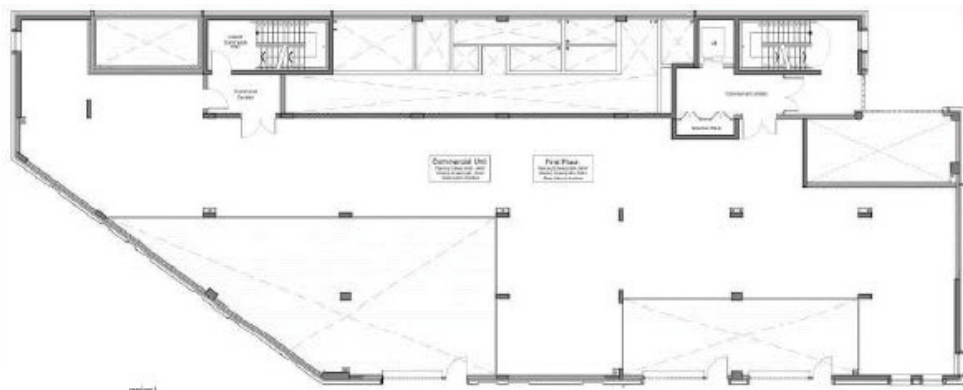
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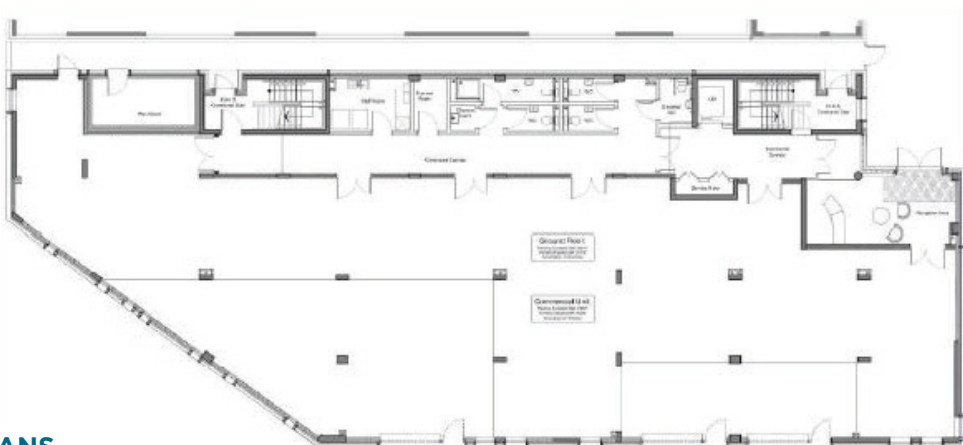
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#### USE

All units benefit from Class E (formerly Class B1a & c). However, other uses are possible subject to planning consent.

#### TERMS

£20.00 per sq ft exclusive of business rates and other outgoings, lease terms to be agreed, freehold price is available upon application.

#### EPC

Available on request.

#### VAT

The property is elected for VAT purposes and therefore VAT will be payable on the rent or purchase price.

#### BUSINESS RATES

The units have not yet been assessed for business rates and interested parties should make their own enquiries on the likely rates payable.

#### VIEWING

Strictly by appointment through the sole agent:

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