

CROYDON

51,000 SQ FT (4,738 SQ M)

LOGISTICS / WAREHOUSE UNIT WITH LARGE YARD

TROJAN WAY, PURLEY WAY, CROYDON, CR0 4XL

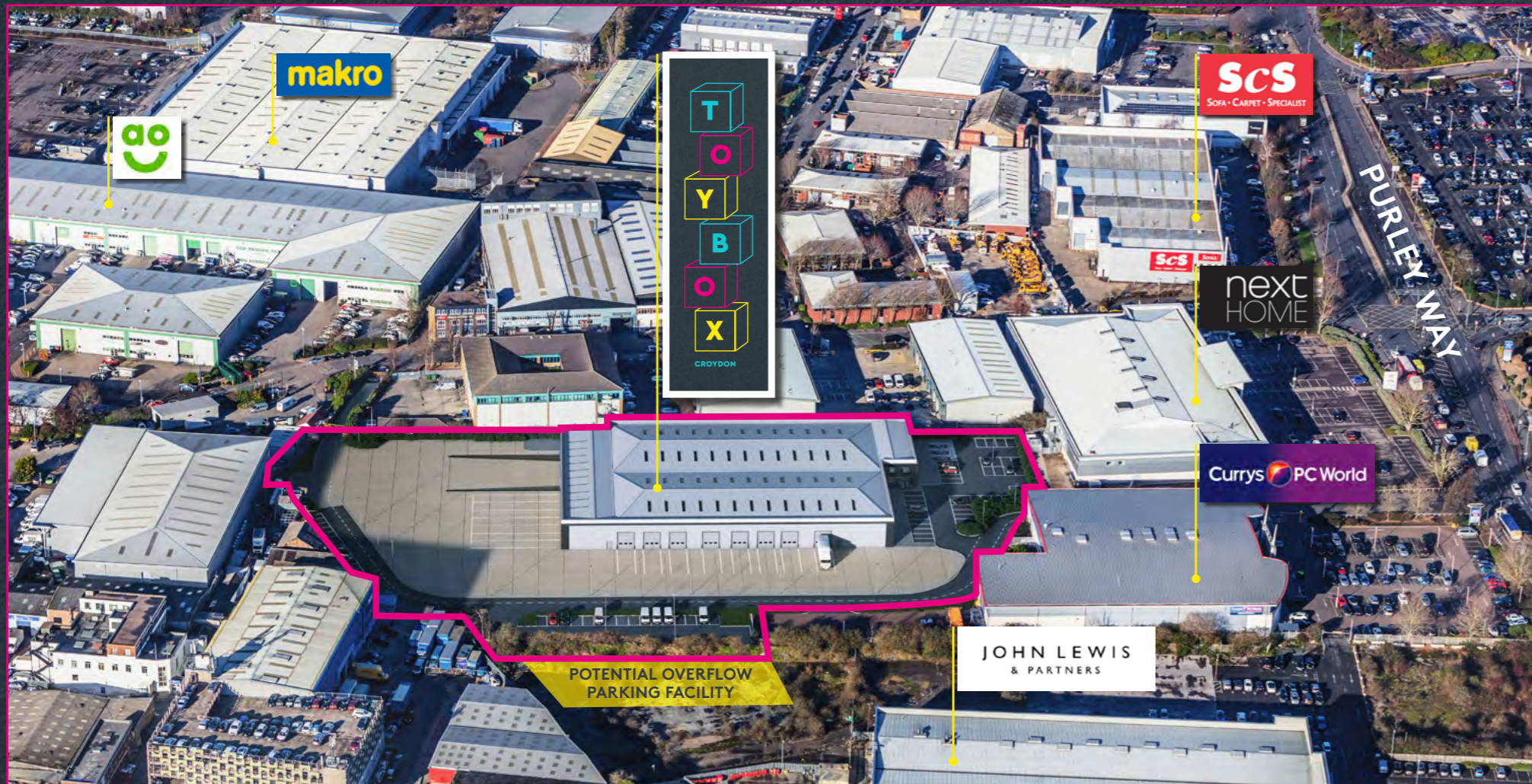
TOYBOXCROYDON.CO.UK

A UNIQUE OPPORTUNITY TO PRE-LET A COMPREHENSIVELY REFURBISHED GRADE A SPECIFICATION DISTRIBUTION WAREHOUSE ON A PRIME SITE EXTENDING TO 4.17 ACRES

Toybox, Croydon, currently comprises the former Toys R Us retail unit, which is now vacant. The landlord will consider a full scale refurbishment and extension of the existing building, enhancing the specification to include additional fitted offices, loading doors and external yard.

Warehouse	47,000 sq ft	4,366 sq m
Ground & First Floor Offices	4,000 sq ft	371 sq m
Total	51,000 sq ft	4,737 sq m

Approximate GIA



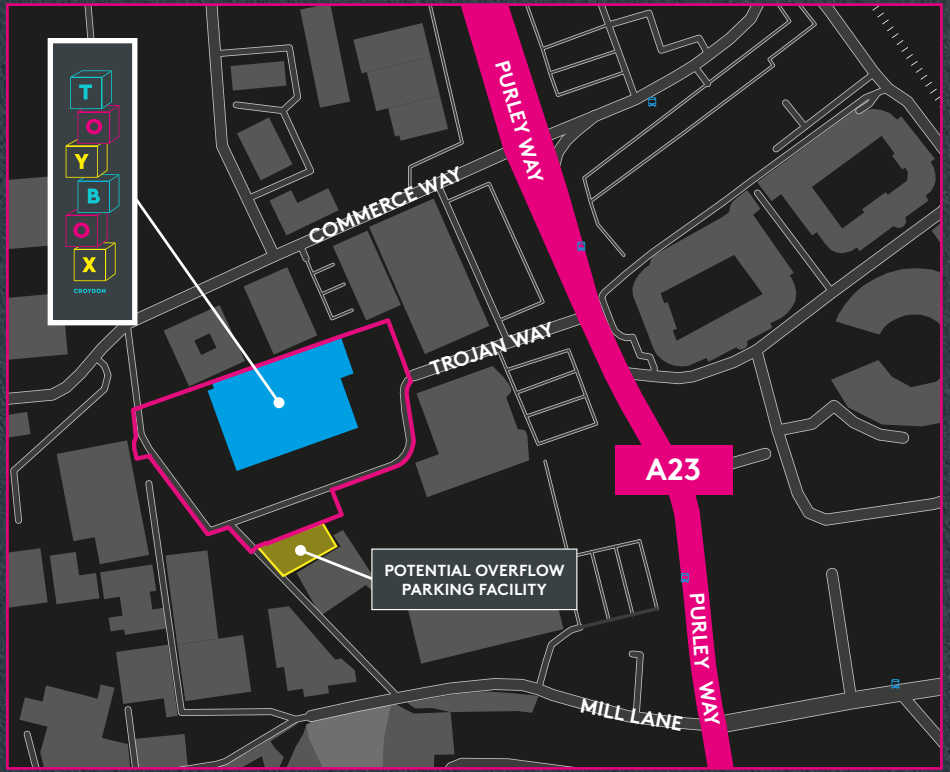
SPECIFICATION

-  Secure Yard
  6.13 - 7.66m Eaves Height
-  4 Dock / 8 Level Access Loading Doors
  8 HGV Parking Spaces
-  Very Low Site Cover of 26%
  Fully Fitted Two Storey Offices
-  Two Concrete Loading Yards
  80 Car / Van Parking Spaces with Potential to Increase Capacity

LOCATION

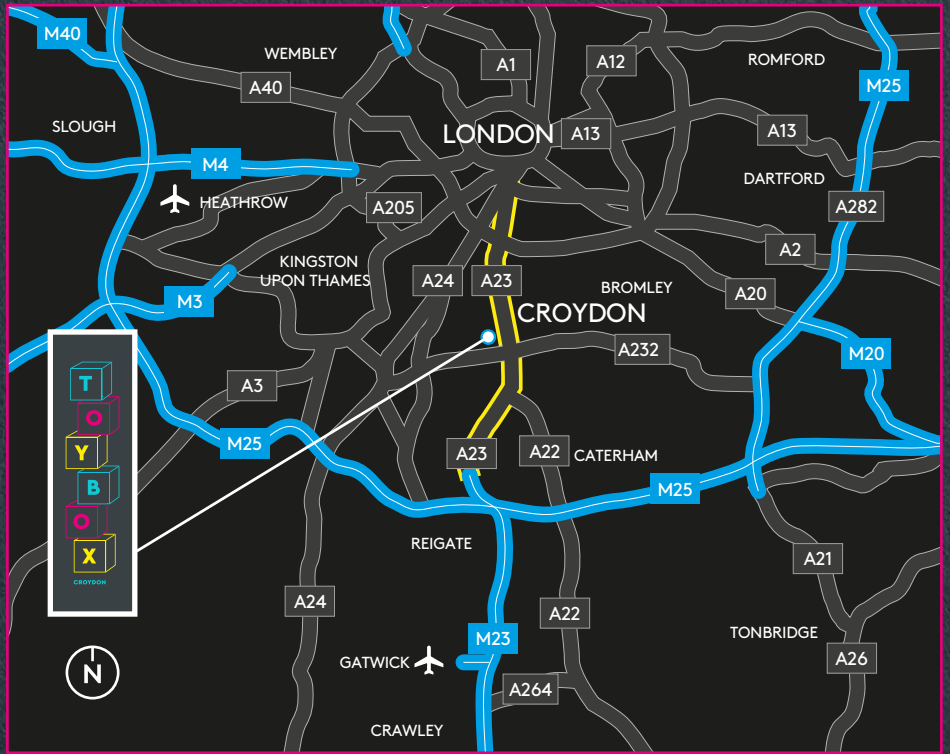
Toybox is strategically located immediately off the A23 Purley Way, in one of Croydon's most established and sought after industrial and retail areas. Toybox lies approximately 10 miles south of Central London and 9 miles north of Junction 7 M25/M23 motorways. It is therefore well placed to serve South London and the wider southern M25 conurbation.

The area is served by good public transport with West Croydon Station less than 2 miles away and Waddon Marsh Tram 0.3 miles away. Bus routes 289, 455 and 663 provide services to Elmers End, Purley, Cannons Hill and Wallington.



DRIVE TIMES

M25 J7 / M23 J8	25 mins
M20 J1	40 mins
Merton	23 mins
Central London	40 mins
Heathrow Airport	50 mins
Crawley	55 mins
Gatwick Airport	45 mins



TERMS

Terms – a new Full Repairing and Insuring lease is available on terms to be agreed.

EPC

Available upon request.



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