



SHW

**MAKING
PROPERTY
WORK**
SHW.CO.UK

FOR SALE

4 x NEWLY CONSTRUCTED SHELL & CORE CLASS E UNITS
4,507 SQ FT (418.7 SQ M)
Units 1-4 IKON, 2 Purley Way, Croydon, Surrey, CR0 3JP

DESCRIPTION

IKON is a mixed use residential-led development which includes a number of commercial units. Units 1-4 are finished to shell and core condition with glazing and external door finishes. The units have capped off water and drainage plus power supplies and are therefore ready for fitting out.

The units would suit a range of commercial uses under Class E including retail, showroom, office and medical.

The units are to be sold with vacant possession. Interest is sought to purchase all 4 units only.

LOCATION

IKON is prominently located fronting the A23 (Purley Way) at the Lombard Roundabout.

The scheme 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.

The Tramlink 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.

ACCOMMODATION (NIA)

	SQ FT	SQ M
Unit 1	699	64.94
Unit 2	1,646	152.91
Unit 3	1,560	144.92
Unit 4	602	55.93
TOTAL	4,507	418.70

AMENITIES

- Shell & core units
- Glazing and door sets installed
- Concrete floor
- Blockwork walls
- Exposed concrete slab above
- Capped off water and drainage
- Power supply

PRICE

Seeking offers in the region of (OIRO) £550,000.

INTEREST

The units are offered by way of a sale of a long-leasehold interest

RATES

The units have not yet been assessed. Interested parties should make their own enquiries with Croydon Council business rates department.

SERVICE CHARGE

The units will be required to contribute towards the service charge for the upkeep of the common and structural elements of the building.

EPC

Available on request.

VAT

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

VIEWING

Strictly by appointment through the joint sole agents SHW and Bray Fox Smith.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

**UNIT 1****UNIT 2****VIEWINGS – 020 8662 2700****Thomas Tarn****t: 07943 579 296****e: ttarn@shw.co.uk****Richard Pyne****t: 07901 821 843****e: rpyne@shw.co.uk****@SHWProperty****SHW Property****SHW Property**

**MAKING
PROPERTY
WORK**



UNIT 3



UNIT 4

VIEWINGS – 020 8662 2700

Thomas Tarn

t: 07943 579 296

e: ttarn@shw.co.uk

Richard Pyne

t: 07901 821 843

e: rpyne@shw.co.uk



@SHWProperty

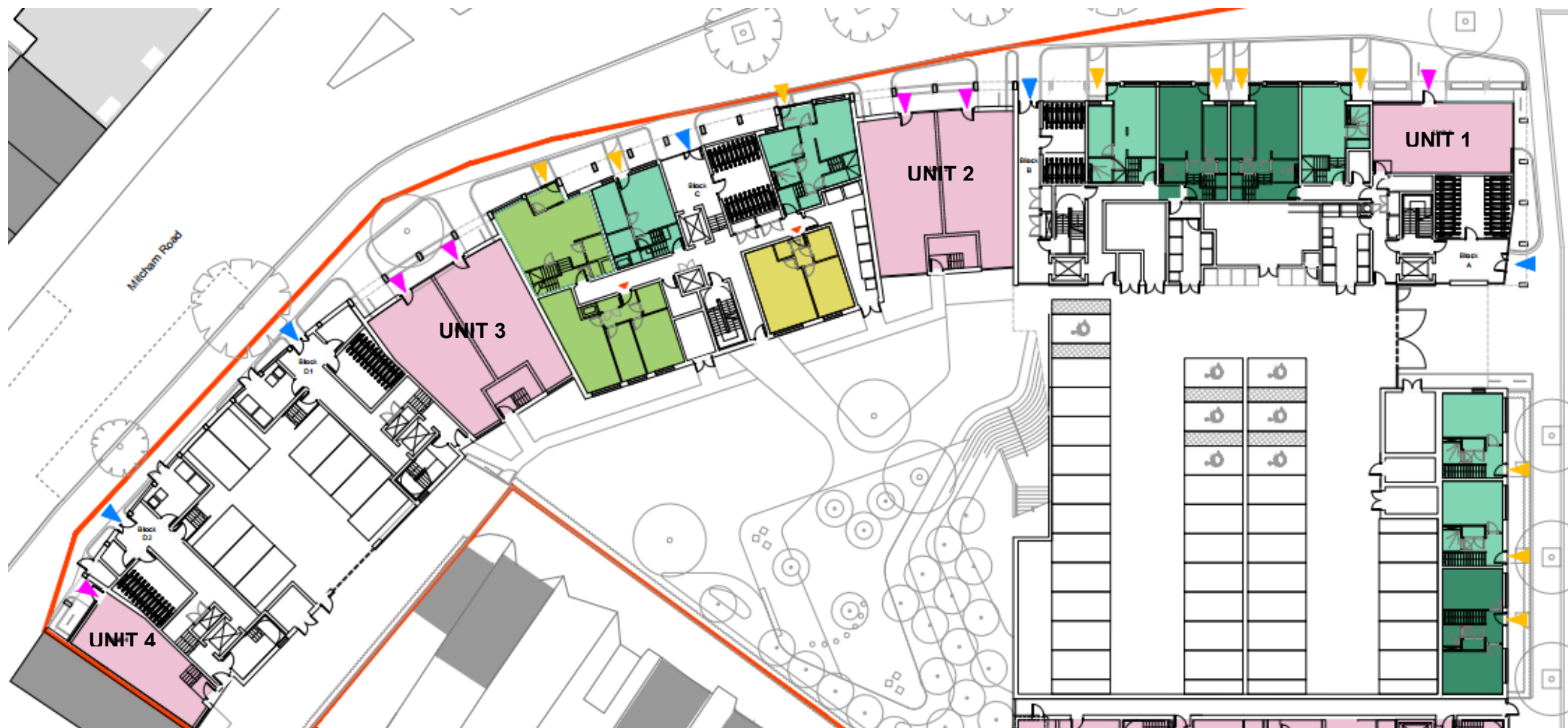


SHW Property



SHW Property

INDICATIVE PLAN:



VIEWINGS – 020 8662 2700

Thomas Tarn

t: 07943 579 296

e: ttarn@shw.co.uk

Richard Pyne

t: 07901 821 843

e: rpyne@shw.co.uk



@SHWProperty



SHW Property



SHW Property

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316