

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

**MAKING  
PROPERTY  
WORK**  
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**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
<b>TOTAL</b>	<b>4,507</b>	<b>418.70</b>

**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**

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@SHWProperty



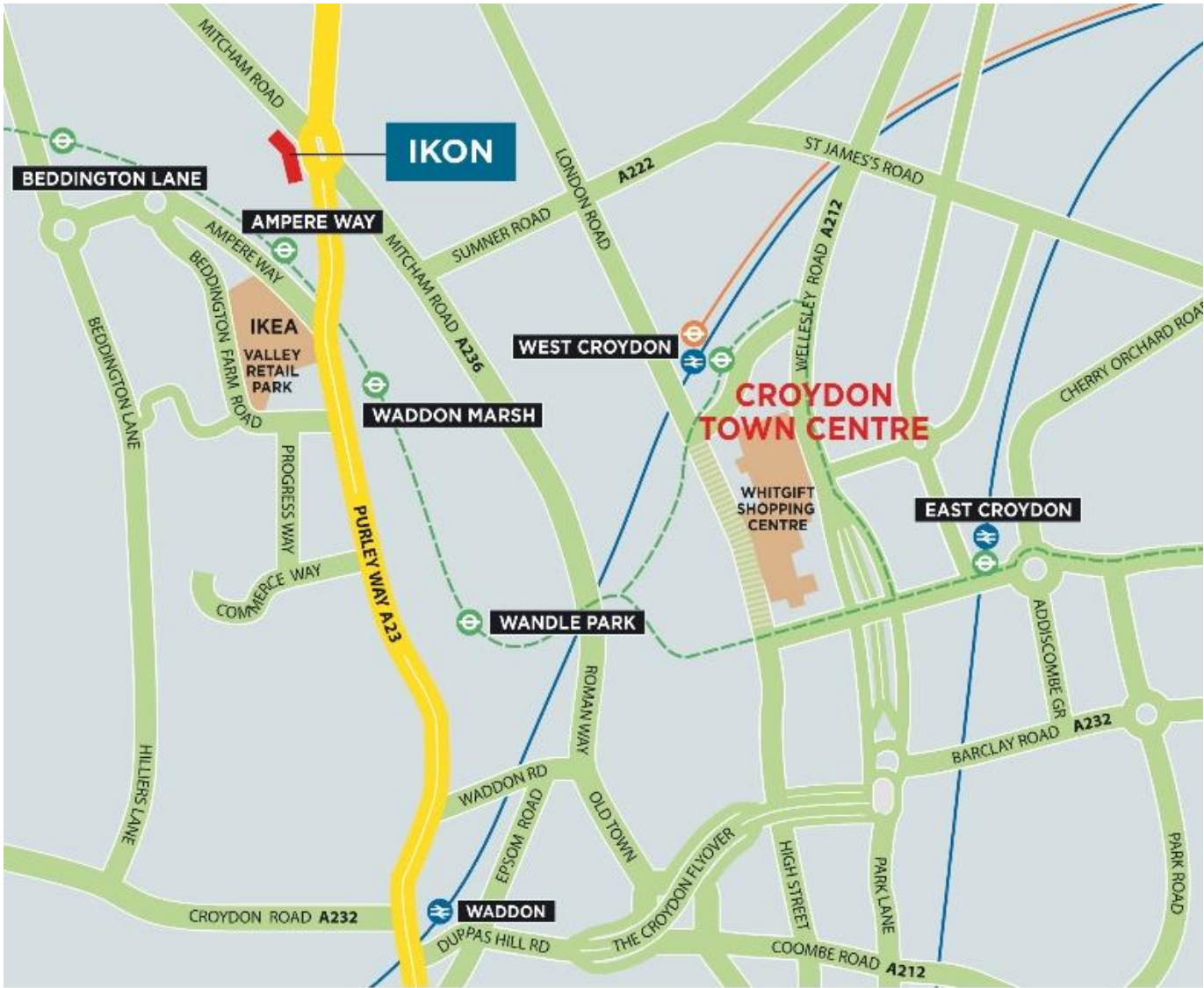
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**UNIT 3**



**UNIT 4**

**VIEWINGS – 020 8662 2700**

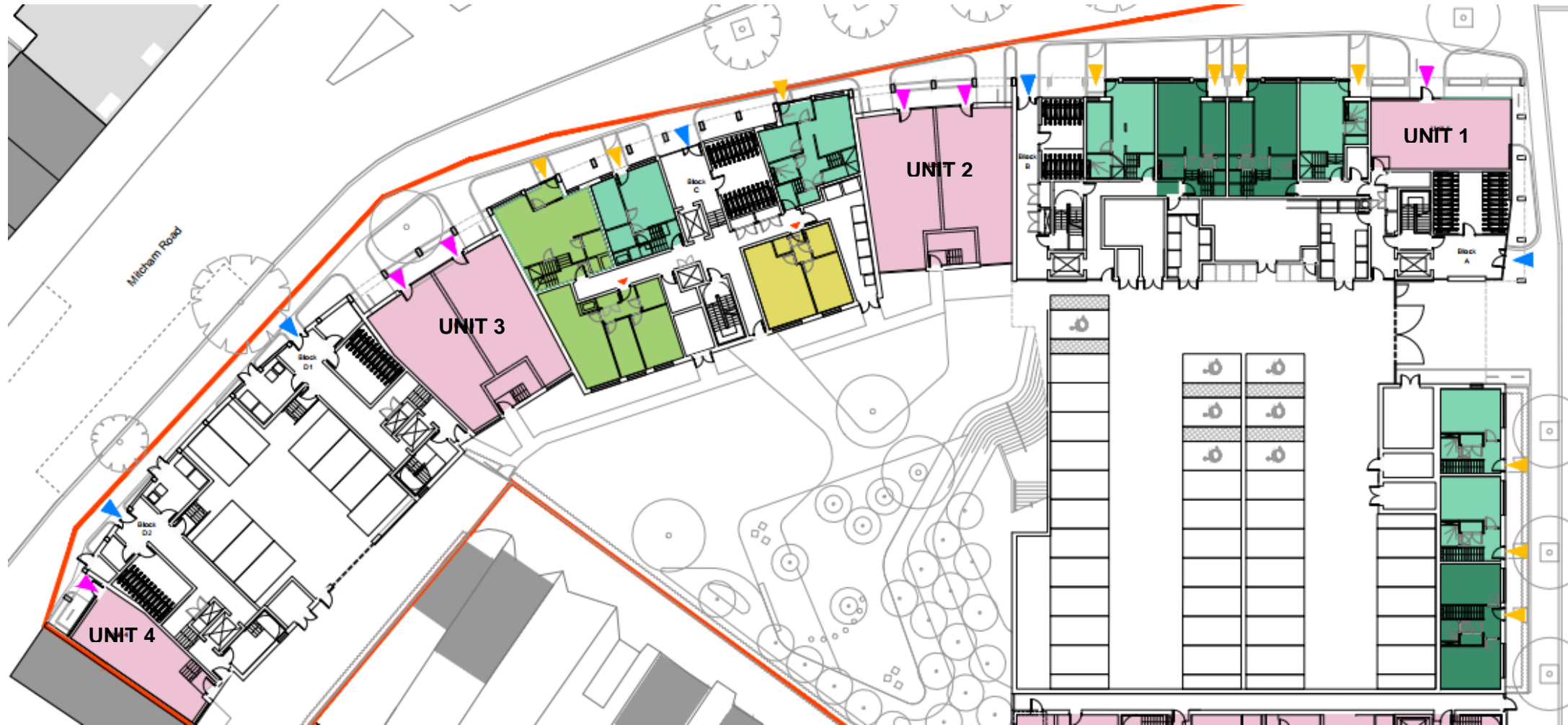
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**INDICATIVE PLAN:**



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