



## New South Quarter,, Croydon, CR0 4WN

**DOUBLE HEIGHT UNIT - B1b&c | B2 | B8 CONSENT  
SUITABLE FOR OTHER USES SUBJECT TO PLANNING**

### FOR SALE / TO LET

**Area: 6,772 FT<sup>2</sup> (629.14M<sup>2</sup>) | Rent: £74,492 PA | Price: £1,083,520**

#### LOCATION:

New South Quarter (NSQ) comprises 923 contemporary residential apartments, along with ground floor commercial units set around the River Wandle, located to the east of Purley Way (A23) within the administrative boundaries of Croydon. Waddon mainline Railway Station is within 1 mile and Wandle Park Tramlink Station is within short walk from the available commercial units. The local area is well connected with local bus routes with easy access to Croydon Town Centre and towards Central London.

The town Centre is approximately 2 miles to the east, offering a wide range of shops, bars and popular restaurants. Also, coming soon to Croydon is the Westfield shopping centre, due to open in 2018, as part of Croydon town centre's £1bn regeneration project.

Boxpark has similarly launched south of the river into Croydon this year, offering modern street food, fine dining along with a number of 'pop up bars' - ideal location for both local residents and businesses!

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### DESCRIPTION:

Self contained office / industrial premises ranging from 6,772 sq ft - 8,463 sq ft available in shell and core, situated beneath residential accommodation.

The available commercial units have a concrete floor and offers a large open plan space with 6.6m floor to ceiling height that offers the potential for additional mezzanine floor space and benefits from B1b&c / B2 / B8 planing consent.

Parking spaces are available with the units.

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	6,772	629
<b>TOTAL</b>	<b>6,772FT<sup>2</sup></b>	<b>629.14M<sup>2</sup></b>

### AMENITIES:

### TENURE:

New Full Repairing and Insuring lease for a term to be agreed.

or

A 155 year leasehold interest, from 25/01/2013.

The property does not incur ground rent payments.

**RENT PA:** £74,492

**ASKING PRICE:** £1,083,520

**SERVICE CHARGE:** £1.50 psf.

**VAT:** Applicable.

**EPC:** Available upon request.

**RATES PAYABLE:** To be assessed.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

### CONTACT:

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