



ZK PARK

FLEXIBLE
TERMS

UNIT 1, ZK PARK, 23 COMMERCE WAY, CROYDON, SURREY CR0 4ZS



REFURBISHED INDUSTRIAL/WAREHOUSE/HEADQUARTERS BUILDING

Total GIA (approx) **15,070 sq ft** (1,400 sq m)

TO LET

Location

ZK Park is exceptionally well located in Croydon's main industrial and out-of town retail area. Local occupiers include IKEA, Sainsbury's, PC World and Currys.

ZK Park fronts Commerce Way, just off the A23 Purley Way to the west of Croydon town centre. The M25 is accessed at Junction 6 and 7, some 9 miles to the south.

70,000 sq ft is already occupied on ZK Park which endorses its premier location in Croydon.

Communications

Waddon Marsh Tram link Station -	0.4 Miles
Gatwick Airport -	18 Miles
Heathrow Airport -	22 Miles
Channel Tunnel -	68 Miles
By Train - East Croydon to London Victoria/ Waterloo	15/20 Mins



Description

Unit 1 offers a high quality warehouse and headquarters buildings capable of meeting varied requirements and is finished to a high standard with good quality offices at first floor level. It also benefits from an excellent service yard and on-site car parking.

Amenities

Production/Warehouse

- 29' (8.8m) eaves height
- 15'5" (4.7m) high loading doors
- 780 lbs/ft² (37.5kN/m²) floor loading
- 3-phase electricity
- 15% roof lighting
- Sprinkler main

Offices

- Fully fitted offices at 1st floor
- Air conditioning
- Gas central heating
- Recessed lighting to LG3 Category 2 standard
- Kitchen and shower facilities
- Toilets on ground and first floor

Terms: The unit is available on a new full repairing and insuring lease for a term to be agreed.

Quoting rent: Upon application.



site plan is indicative only

Unit 1 Floor Areas

Warehouse	1,184.5 sq m	12,750 sq ft
Office/Ancillary	215.5 sq m	2,320 sq ft
Total GIA (approx)	1,400.0 sq m	15,070 sq ft



Viewing: Strictly through joint agents.

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