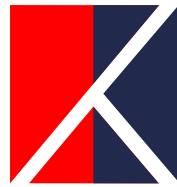


UNIT 6



FLEXIBLE
TERMS

ZK PARK

23 COMMERCE WAY, CROYDON
SURREY CR0 4ZS

B8 Storage /Warehouse, B1C Industrial Ground floor with Fitted offices and further storage at mezzanine level.



TO LET

Ground floor

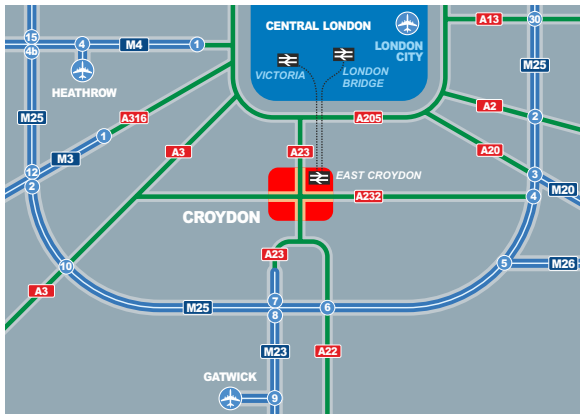
Total GIA (approx.)
10,310 sq ft (957.8 sq m)

Mezzanine Level - Offices and Storage

Total GIA (approx.)
7755 sq ft (720.4 sq m)

A Remy's International Investment
zkparkcroydon.com





LOCATION

ZK Park is exceptionally well located in Croydon's main industrial and out-of town retail area. Local occupiers include Ikea, Sainsbury's , John Lewis, Furniture Village and CurrysPC World.

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

60,000 sq ft is already occupied on ZK Park which endorses its premier location in Croydon.

COMMUNICATIONS

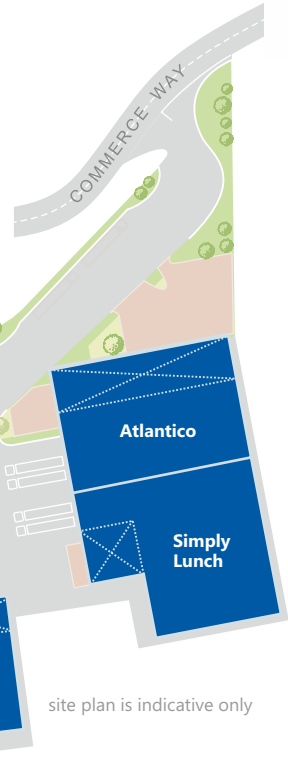
Waddon Marsh Tram Link Station -0.4 Miles	
Gatwick Airport -	18 Miles
Heathrow Airport -	22 Miles
Channel Tunnel -	68 Miles
By Train - East Croydon to London Victoria/ Waterloo 15/20 mins	



DESCRIPTION

The premises comprise the ground floor to Unit 6 ZK Park (the main pedestrian entrance is shared with the landlords), together with an extensive mezzanine providing offices, storage and ancillary.

The accommodation has its own WC facilities at ground floor and shared at first/mezzanine. There are two loading doors onto a shared and secure yard. On-site car-van parking (10-12 spaces).



site plan is indicative only

UNIT 6A FLOOR AREAS

Ground Floor	10,310 sq ft	957.8 sq m
Mezzanine Fitted Offices & Canteen	3,465 sq ft	321.9 sq m
Mezzanine Storage	4,290 sq ft	398.5 sq m
Total GIA (approx)	18,065 sq ft	1,678.2 sqm

AMENITIES

Ground floor Warehouse/ Production space

- 4.7 m clear height
- 780 lbs/ft2 (37.5kN/m2) floor loading
- 3-phase electricity
- 2 Powered loading doors each 4.0m x 4.7m
- High efficiency LED Lighting
- Secured gated site
- 8.2 m eaves height with the removal of mezzanine floor

Offices and Mezzanine Storage/ production space

- Fully fitted Offices
- Gas central heating
- Efficient electric panel heating
- Recessed Lighting to LG3 Category 2
- Kitchen – canteen facility
- Toilets on ground and first floor
- 3.5 m clear height
- 5.0 Kn/m2 floor loading (104 lbs/ft2)

TERMS: The unit is available on a new flexible lease on terms to be agreed.

Quoting Rent: On application – All Inclusive

VIEWING: Strictly through sole agent.

John Hammond:
john@jpacommercial.co.uk

VAT: The transaction is subject to VAT at the prevailing rate.

Rateable Value: The unit is not separately assessed and the business rates payable are included within the rent.

S.D.Shah:
sdshah@remys.co.uk

