



**FREEHOLD FOR SALE**

**HS** HUGGINS STUART  
**E** EDWARDS

10/10a Purley Vale, Purley, CR8 2HZ  
O.I.R.O £450,000 FREEHOLD

10/10a Purley Vale, Purley, CR8 2HZ

## FOR SALE

Approx 1,630 sqft (151.43 sqm) Plus Yard

### DESCRIPTION

Opportunity to acquire a single storey light-industrial/office building which has been fitted out to a high standard. The property benefits from a good sized yard area to the front which is gated and secure, air-conditioning, double glazing, LED Lighting, WC's and an electric roller shutter. The property is arranged predominantly as offices with a lock-up warehouse section to the front. The property could be easily altered to provide open plan warehouse or storage space if desired. The minimum Internal height is 2.56m with a maximum of approx. 3.5m

Gross Internal Area	1,630 sqft	151.43 sqm
Yard (Approx)	768 sqft	71.4 sqm

### PRICE

Offers invited in the region of £450,000 for the freehold interest.

### USE

Class E (Commercial Business & Service)

### LOCATION

The property is situated in close proximity to Purley Town centre just off the A22 in a predominantly residential area. Purley Station is only 10 minutes walk from the property providing regular services to Caterham, Tattenham Corner & London Terminals via East Croydon. The M25 (Junction 6) is approximately 15 minutes drive away.

### RATES

10: Rateable value: £12,750. Rates payable at 49.9p in the £

10a: Rateable value: £10,000. Rates payable at 49.9p in the £.

### VIRTUAL TOUR LINK

<https://tour.giraffe360.com/1f2083dc7d4a42559349ce437b87691f/?!sf=1>

### EPC

B-41

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### CONTACT

Huggins Stuart Edwards – Croydon Office

102- 104 High Street, Croydon, CR9 1TN

T: 020 8688 8313

E: [croydon@hsedwards.co.uk](mailto:croydon@hsedwards.co.uk)

### DATE

October 2024

### FOLIO NUMBER

30272

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

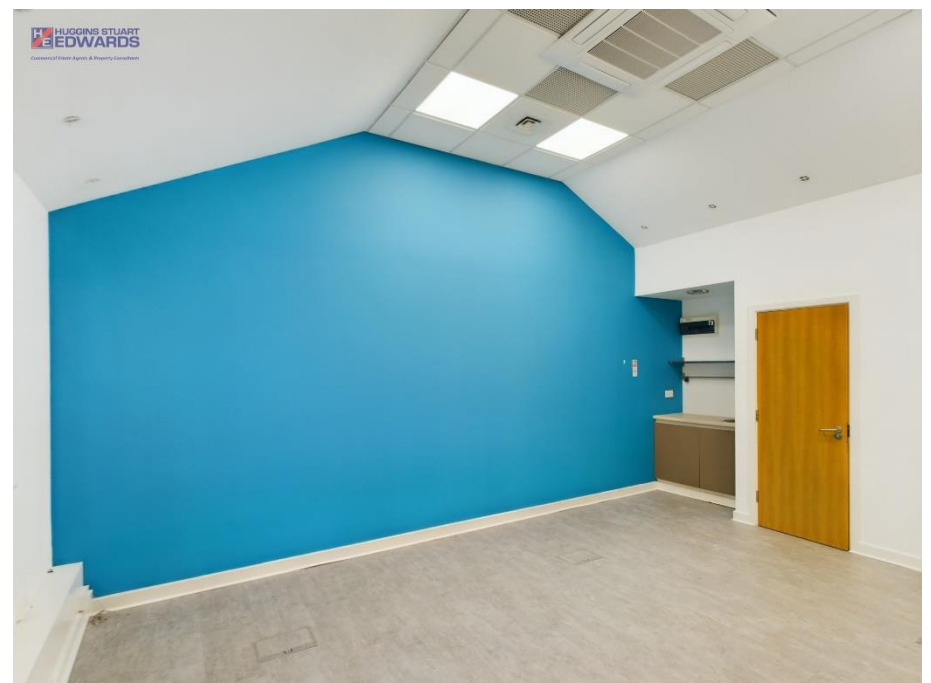
**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

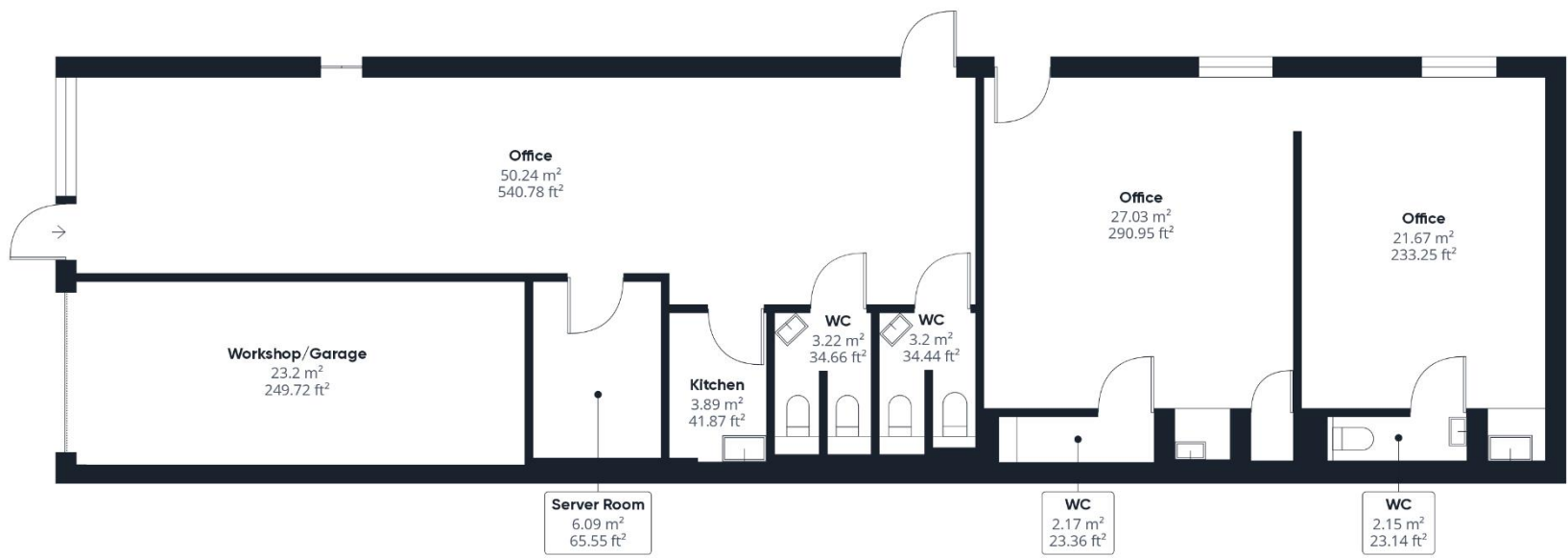
102-104 HIGH STREET  
CROYDON  
CR9 1TN  
**020 8688 8313**

10 WEST STREET  
EPSOM  
KT18 7RG  
**01372 740555**

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: 10 West Street, Epsom, Surrey, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Huggins Stuart Edwards Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Stuart Edwards Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.

[www.hsedwards.co.uk](http://www.hsedwards.co.uk)





Approximate total area<sup>(1)</sup>  
143.51 m<sup>2</sup>  
1544.72 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360