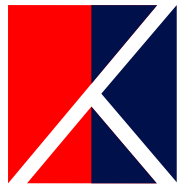


UNIT 6



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.



Ground floor

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

Mezzanine Level - Offices and Storage

Total GIA (approx.)
7,755 sq ft (720.4 sq m)

With the option to remove
the mezzanine to reduce the
office and additional storage
content and extend the 8.2m
full height.



TO LET

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 CurrysPCWorld.

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

AMENITIES - Existing Space

- | | |
|--|---|
| <p>Ground floor Warehouse/ Production space</p> <ul style="list-style-type: none"> • 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 • Two Loading doors | <p>Offices and Mezzanine Storage/ production space</p> <ul style="list-style-type: none"> • 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) • Ample car parking on site |
|--|---|

UNIT 6A FLOOR AREAS - Existing Space

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

The mezzanine can be removed in whole or part to meet occupiers requirements – plans of options available on request.

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

Quoting Rent: On application.

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

EPC: Instructed and awaiting.

VIEWING: Strictly through the joint sole agents.

John Hammond: john@jpacommercial.co.uk



Morgan Perez: morganperez@centro.plc.uk
Paul Harwood: paulharwood@centro.plc.uk
Edward Berridge: edwardberridge@centro.plc.uk



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



Code of Practice for Commercial Leases. As responsible head tenant, our client has regard to the recommendations of the Code of Practice for Commercial Leases in England and Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at www.commercialleasecode.co.uk or obtained from the Royal Institution of Chartered Surveyors (tel: 020 7334 3806). The particulars contained in this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. **October 2020**