

CHARTERED SURVEYORS – VALUERS COMMERCIAL & INDUSTRIAL ESTATE AGENTS
PROPERTY MANAGERS & BUILDING SURVEYORS

ATTRACTIVE AIR CONDITIONED FIRST FLOOR OFFICE SUITE

3,936 sq ft (364 sq m)

TO LET

**PART FIRST FLOOR NORTH
69 PARK LANE, CROYDON, SURREY CR0 1BY**



LOCATION:

The premises are prominently located in this iconic office building within a few minutes walk of all Croydon's excellent amenities including East Croydon station (London Bridge 14 minutes, Victoria 16 minutes), Tramlink, together with the Centrale, Whitgift and proposed Westfield Shopping Centres.

West Croydon railway station is also easily reached with excellent bus services surrounding the property.

ACCOMMODATION:

The accommodation is arranged as a predominantly open plan suite on the first floor, north side, of this iconic office building and is being fitted out by our clients to a high standard.



Covering SOUTH LONDON • KENT • SURREY • SUSSEX

PAUL S. LACK BSc FRICS RICHARD G WOODS BSc FRICS

ASSOCIATE: JERRY C TAYLOR FRICS

Regulated by RICS

IMPORTANT ATTENTION IS TO THE NOTICE OVERLEAF

AMENITIES:

Amenities include:

- Security
- Three automatic passenger lifts
- Air conditioning
- Suspended ceilings with LG3 Lighting
- Fitted kitchenette/break out area
- Carpeted

TERMS:

The premises are available by assignment of the existing lease which expires in September 2023 and incorporates an upward only rent review in September 2018.

We are advised that a new lease may be available by negotiation with the landlord.

RENT:

£85,500 per annum exclusive.

RATEABLE VALUE:

We understand from the Valuation Office website (www.voa.gov.uk) that the rateable value for the premises is £80,500.

SERVICES:

None of the services have been tested and all interested parties should make their own enquiries.

VAT:

The figures quoted are exclusive of VAT if applicable.

LEGAL COSTS:

Each party is to be responsible for their own legal costs incurred in the transaction.

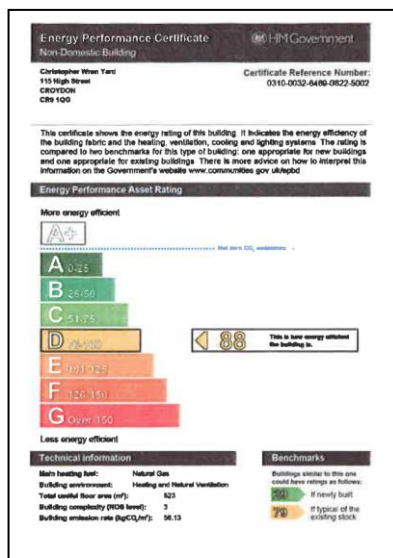
Viewing strictly by appointment through joint sole agents:

Jerry Taylor, Stuart Edwards Fullmoon
102 - 104 High Street, Croydon, CR9 1TN
Tel: 020 8688 8313. Fax: 020 8688 7121
Email: jerryt@stuart-edwards.com

Holly Purvis, Stiles Harold Williams
Tel: 020 8662 2735 Email: hpurvis@shw.co.uk

SUBJECT TO CONTRACT
 (August 2017)

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website. (www.commercialleasecodeew.co.uk)

**NOTICE**

Stuart Edwards Fullmoon for themselves and for vendors or lessors of this property whose agents they are give notice that:

- The particulars are set out as a 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 permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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.
- If for any reason an interested party wishes to rely on any aspect of the particulars or statement at any particular date without further investigation such interested party should seek direct written confirmation from Stuart Edwards Fullmoon.
- No person in the employment of Stuart Edwards Fullmoon has any authority to make or give any representation or warranty whatever in relation to this property.