

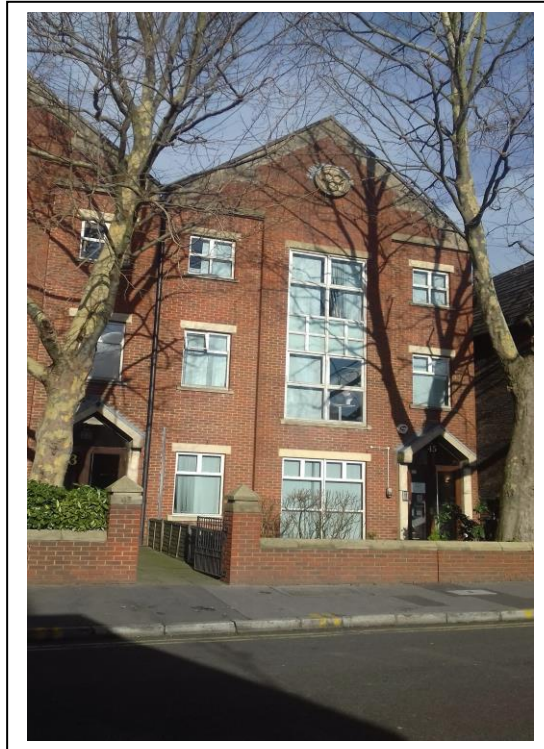
CHARTERED SURVEYORS – VALUERS COMMERCIAL & INDUSTRIAL ESTATE AGENTS
PROPERTY MANAGERS & BUILDING SURVEYORS

**MODERN SELF CONTAINED OFFICE BUILDING
WITH ON-SITE CAR PARKING**

2,720 sq ft (252.69 sq m)

TO LET

45 FRIENDS ROAD, CROYDON, SURREY, CR0 1ED



LOCATION:

The premises are situated in the heart of Croydon's busy commercial centre adjacent to the Police Station and 69 Park Lane. Car access to the three on-site car parking spaces are via Barclay Road and Chatsworth Road. The premises are within a few minutes walking distance of all Croydon's excellent amenities, including East and West Croydon railway stations, Tramlink, bus services to the surrounding areas and the Centrale, Whitgift and proposed Westfield shopping centres.

The M23/M25 motorways lie just to the south of the borough, approximately 9 miles, and provide access to the entire motorway network, Gatwick and Heathrow airports.



Covering SOUTH LONDON • KENT • SURREY • SUSSEX

PAUL. S. LACK BSc FRICS RICHARD G WOODS BSc FRICS

ASSOCIATE: JERRY C TAYLOR FRICS

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IMPORTANT ATTENTION IS TO THE NOTICE OVERLEAF

- ACCOMMODATION:** The accommodation is contained within this attractive traditionally built office building constructed in the 1980's and offering each floor as open plan flexible accommodation with good natural light.
- The premises comprise approximately 2,720 sq ft (252.69 sq m) divided over three floors.
- AMENITIES:** Amenities include:
- Entry phone system
 - Gas fired central heating with radiators throughout
 - Underfloor trunking
 - Suspended ceilings with LG7 lighting
 - Male, female and disabled WC facilities
 - Rear double doors on ground floor to car park
 - Double glazed windows
 - Carpeted
 - 3 on-site car parking spaces in private car park at the rear
- LEASE:** The premises are available on a new full repairing and insuring lease for a period of years to be agreed to be drafted outside Sections 24-28 of the Landlord & Tenant Act 1954 Part II, as amended.
- RENT:** £65,000 per annum
- RATEABLE VALUE:** We understand from enquiries made of the Valuation Office website (www.voa.gov.uk) that the rateable value for the premises is £37,000.
- All interested parties should make their own enquiries.

NOTICE

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

- (i) 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.
- (ii) 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.
- (iii) 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 Fullermoon.
- (iv) No person in the employment of Stuart Edwards Fullermoon has any authority to make or give any representation or warranty whatever in relation to this property.

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 sole agents:

Jerry Taylor, Stuart Edwards Fullmoon
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SUBJECT TO CONTRACT
(Revised August 2018)

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)

