

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

## **PART GROUND FLOOR OFFICES AVAILABLE ON A LICENCE BASIS**

**737 SQ FT (68.44 SQ M)**

**TO LET**

**102 – 104 PARK LANE, CROYDON, CR0 1JB**



**LOCATION:**

The premises are situated to the south of Croydon's busy commercial centre but within walking distance of East Croydon railway station, Tramlink and local bus services.

**ACCOMMODATION:**

The premises comprise the rear section of this attractive Edwardian office building comprising three good sized rooms, totaling some 737 sq ft (68.44 sq m).

**AMENITIES:**

Amenities include:

- Double glazed windows
- Gas fired central heating
- Suspended ceiling with inset fluorescent lighting
- Carpeted
- Kitchenette
- Male and female toilet facilities
- Forecourt car parking available by separate negotiation



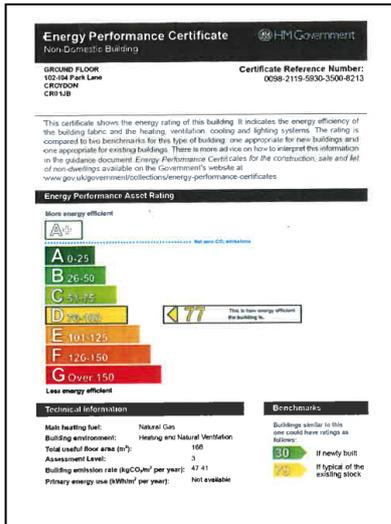
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PAUL S. LACK BSc FRICS RICHARD G WOODS BSc FRICS  
ASSOCIATE: JERRY C TAYLOR FRICS

Regulated by RICS

**IMPORTANT ATTENTION IS TO THE NOTICE OVERLEAF**

- TERMS:** The premises are available on a fully inclusive basis, including rent, rates, service charge and utilities, either by a Licence for 6 months or by a formal 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.
- INCLUSIVE RENT:** £31,000 per annum, plus VAT
- SERVICES:** None of the services have been tested and all interested parties should make their own enquiries.
- VAT:** We understand that VAT is 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 Fullermoon**  
102-104 High Street, Croydon, CR9 1TN.  
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**SUBJECT TO CONTRACT**  
(January 2019)

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](http://www.commercialleasecodeew.co.uk))

## NOTICE

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