

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

PROMINENT SELF CONTAINED OFFICE BUILDING WITH REAR CAR PARKING

**2,678 sq ft (248.79 sq m)
WITH BASEMENT STORAGE 576 sq ft (53.51 sq m)**

TO LET

5 – 7 SELSDON ROAD, SOUTH CROYDON, CR2 6PU



LOCATION:

The premises are prominently situated in a busy shopping parade on the Selsdon Road (B275) close to its junction with Brighton Road. Bus services pass the front door and South Croydon mainline railway station is within a few minutes walk.

The entire centre of Croydon is within walking distance, including East Croydon railway station, the existing Centrale, Whitgift and proposed Westfield shopping centres.

The M23/M25 motorways lie just to the south of the borough providing excellent access to Gatwick and Heathrow airports and the entire motorway network.

ACCOMMODATION:

The premises comprise a double fronted ground floor A2 premises with first floor office and arranged as a number of large open plan areas, together with some private offices.



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 DRAWN TO THE NOTICE OVERLEAF

**ACCOMMODATION
(Cont'd)**

Ground floor A2 office 1,635 sq ft (151.89 sq m)
First floor offices 1,043 sq ft (96.89 sq m)
Full height basement storage 576 sq ft (53.51 sq m)

AMENITIES:

Amenities include:

- A2 office frontage
- Gas central heating with thermostatically controlled radiators
- Fluorescent lighting to the majority of the ground floor
- Male and female toilet facilities
- Kitchenette
- Full height basement storage with fluorescent lighting
- Two courtyard breakout areas
- Carpeted
- Two rear car parking spaces, access from Heathfield Road

LEASE:

The premises are available on a new full repairing and insuring lease for a period of years to be agreed, subject to periodic upward only rent reviews.

RENT:

£57,500 per annum

NB: We understand the existing lease is in place but the tenant has agreed that they will surrender their lease, subject to the grant of a new tenancy, details to be confirmed.

RATEABLE VALUE:

We understand from enquiries made of the Valuation Office website (www.voa.gov.uk) that the rateable value for the premises is £30,250. All interested parties should make their own enquiries.

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 bear responsibility for their own legal costs incurred in the transaction.

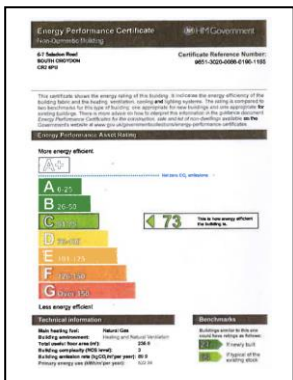
Viewing strictly by appointment through sole agents:

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

SUBJECT TO CONTRACT

(October 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)



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