

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

## AIR CONDITIONED OFFICE SUITE

1,230 sq ft (114.27 sq m)

**TO LET**

**SUITE 7, METROPOLITAN HOUSE, 38-40 HIGH STREET  
CROYDON, SURREY, CR0 1YB**



**LOCATION:**

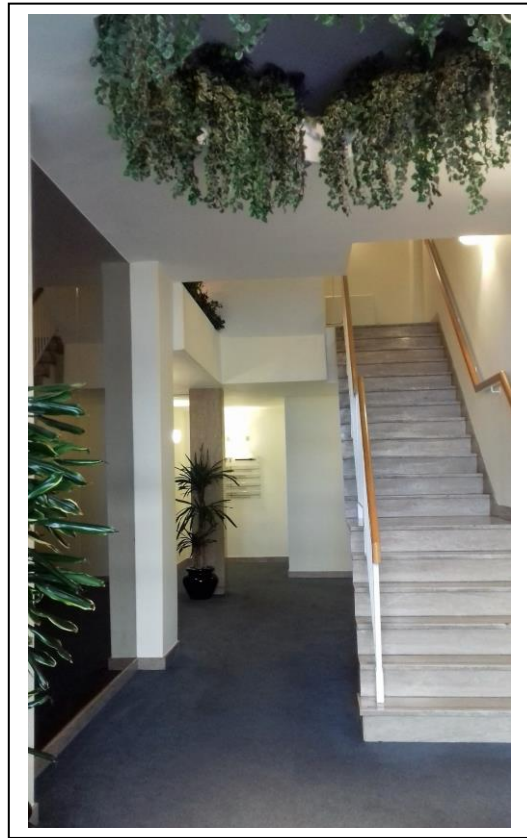
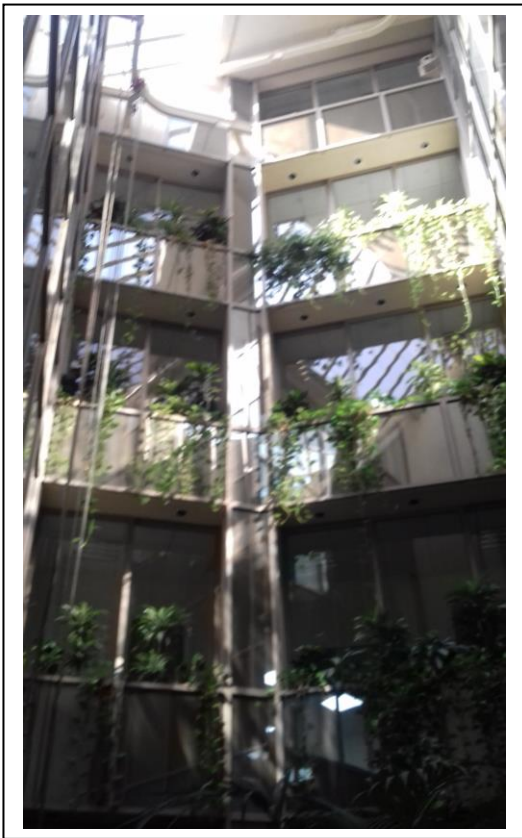
The premises are centrally located within a few minutes walk of both East and West Croydon railway stations, Tramlink in George Street, together with Central, Whitgift and the proposed Westfield Shopping Centres.

Bus services can be found locally and the M23/M25 motorway junctions lie approximately 8 miles south of Croydon.

**ACCOMMODATION:**

The accommodation is contained within this attractive modern building which offers air conditioned office suites around an attractive central atrium.

The suite has new cooling and heating systems recently installed and open plan flexible accommodation totalling some 1,230 sq ft (114.27 sq m).



**AMENITIES:**

Amenities include:

- Video entryphone system
- Automatic passenger lifts
- Refurbished male and female toilet facilities
- Disabled WC/wetroom
- Suspended ceilings with inset fluorescent lighting
- Kitchen and fridge installed
- Perimeter trunking
- Carpeting

## 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.

**TERMS:** 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:** £26,000 per annum exclusive.

**RATEABLE VALUE:** We understand from enquiries made of the Valuation Office website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value for the premises is £18,500.

**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 sole agents:**

**Jerry Taylor, Stuart Edwards Fullmoon**  
**102-104 High Street, Croydon, CR9 1TN.**  
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**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](http://www.commercialleasecodeew.co.uk))

