

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

**ATTRACTIVE MODERN ENTIRE 2ND FLOOR OFFICE
WITH ON-SITE CAR PARKING AVAILABLE**

1,778 sq ft (165.18 sq m)

TO LET

**FREEDMAN HOUSE
CHRISTOPHER WREN YARD
117 HIGH STREET, CROYDON, CR0 1QG**



LOCATION:

The premises are located within easy walking distance of all central Croydon's excellent amenities set in this attractive modern courtyard setting. The Wandle Road NCP Car Park is almost opposite Christopher Wren Yard.

Freedman House is owned and occupied by a national charity, Action against Medical Accidents (AvMA), who are proposing to redecorate the common parts of the offices.



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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

ACCOMMODATION

The available accommodation occupies the entire 2nd floor of this 1980's built modern office building which is arranged largely as an open plan area with some executive offices and a small kitchenette totalling some 1,778 sq ft of accommodation in excellent order.



AMENITIES:

Amenities include:

- Entry phone system
- Automatic passenger lift
- Alarm system
- Comfort cooling
- Central heating
- Raised floor
- Suspended ceiling with inset fluorescent lighting
- Kitchen/break-out facility
- Carpeting

TERMS:

The premises are available on a new flexible full repairing and insuring lease.

RENT:

£42,000 per annum

RATEABLE VALUE:

We are advised by the Valuation Office website (www.voa.gov.uk) that the rateable value is £30,000.

NOTICE

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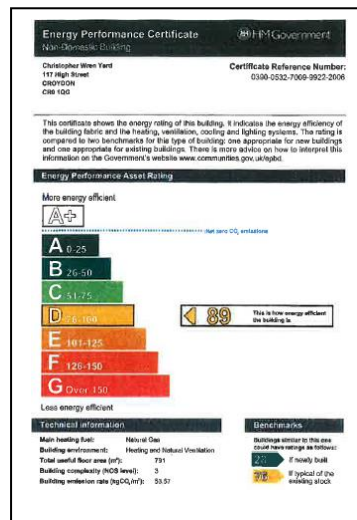
SERVICES: None of the services have been tested and all interested parties should make their own enquiries.

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:

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SUBJECT TO CONTRACT
(January 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)