

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

**THE ONLY BRAND NEW GROUND FLOOR OFFICE SUITE WITH
FORECOURT CAR PARKING IN CROYDON**

2,378 sq ft (220.92 sq m)

TO LET

**11 WHITESTONE WAY, NEW SOUTH QUARTER
PURLEY WAY, CROYDON, SURREY CR0 4WF**



LOCATION:

The office is located in a prominent location on this new Barretts constructed development.

Bus services can be found on the Purley Way adjacent to the development together a Sainsburys superstore and other retailers. Wandle Park Tramlink station is within 3 minutes walk providing excellent access to Croydon Town Centre East and West Croydon Railway Station.

ACCOMMODATION:

The accommodation comprises the entire ground floor of this recently constructed new office building which has been fitted out to an excellent standard by our clients and is ready for immediate occupation.

The premises including the comms room comprise some 2,378 sq ft of accommodation or 220.92 sq m.



Covering SOUTH LONDON • KENT • SURREY • SUSSEX

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

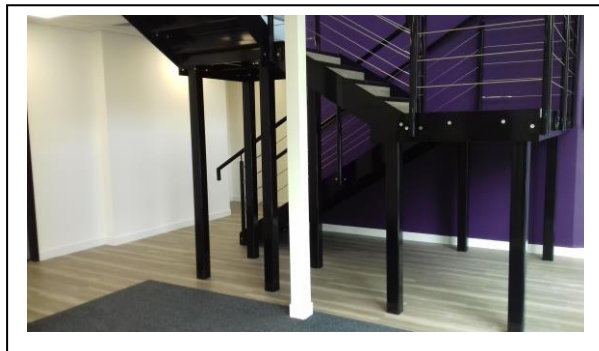
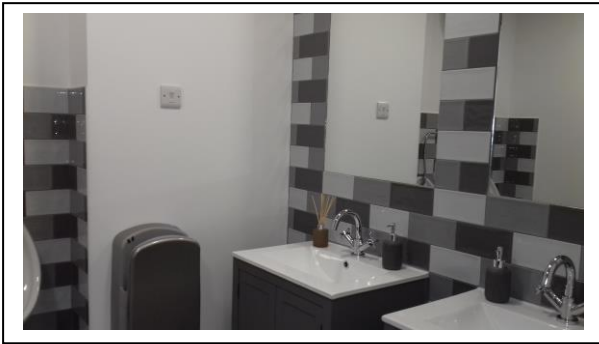
Regulated by RICS

IMPORTANT ATTENTION IS TO THE NOTICE OVERLEAF

AMENITIES:

Amenities include:

- Attractive reception area with corporate branding opportunity.
- Ducted cooling heating and natural ventilation.
- LED light fittings.
- Fitted kitchenette to include dishwasher, fridge and microwave.
- 100MB internet connection available subject to negotiation.
- Ability for tenant to install a raised floor.
- Disabled access with disabled WC.
- Male and Female shared WC facilities.
- Two forecourt parking spaces immediately outside the accommodation.



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.

LEASE: The premises are available on a new full repairing and insuring lease for a period of years to be agreed drafted outside Section 24 – 28 Landlords Tenant Act 1954 Part 2 as amended.

RENT: £50,000 per annum.

RATEABLE VALUE: To be assessed.

ENERGY PERFORMANCE CERTIFICATE: An Energy Performance Certificate will be provided on completion of the works.

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.

VIEWINGS: **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

Neil Barker, Stiles Harold Williams
69 Park Lane, Croydon, CR0 1BY
Tel: 020 8662 2705
Email: nbarker@shw.co.uk

SUBJECT TO CONTRACT
(Revised September 2017)

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)