

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

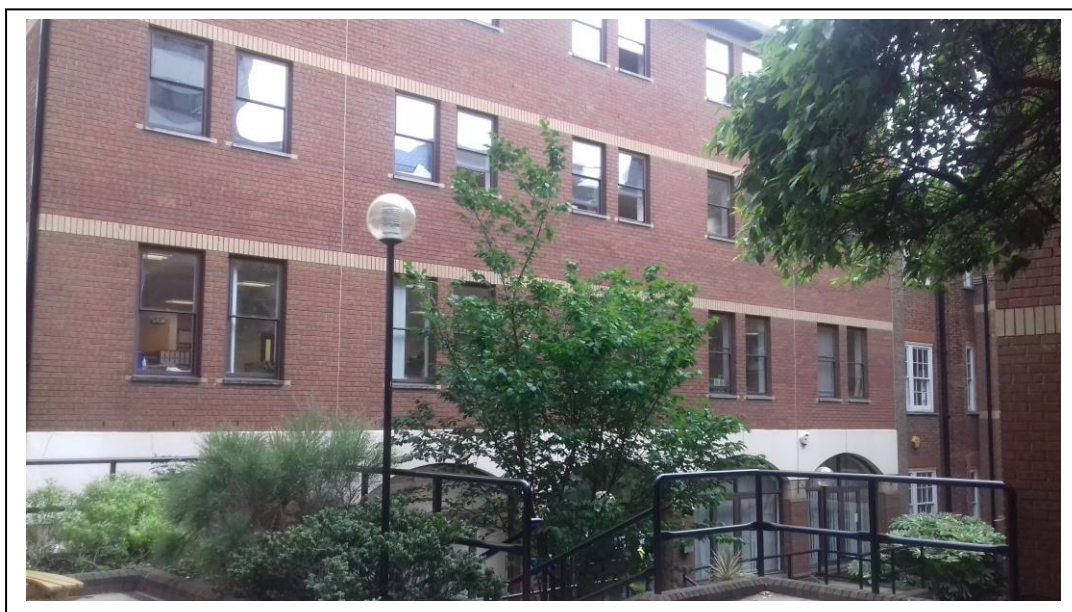
ATTRACTIVE ENTIRE 2ND FLOOR MODERN OFFICE

2,390 sq ft (223 sq m)

TO LET

CHRISTOPHER WREN YARD

119 HIGH STREET, CROYDON, SURREY, CR0 1QG



LOCATION:

The building is situated in an attractive courtyard development with direct access from the High Street with bus services passing the front door and within easy walking distance of all central Croydon's excellent facilities, including East Croydon railway station (16 minutes Victoria; 13 minutes London Bridge), Tramlink and the Whitgift, Centrale and proposed Westfield shopping centres.

Wandle Road NCP car park is almost opposite the premises providing public and contract car parking together with Q-Park, which is in Surrey Street, approximately 200 metres further to the north.



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PAUL S. LACK BSc FRICS
ASSOCIATE: JERRY C TAYLOR FRICS

Regulated by RICS

IMPORTANT ATTENTION IS TO THE NOTICE OVERLEAF

ACCOMMODATION: The office accommodation occupies the entire second floor of this attractive modern office building with excellent natural light and comprises open plan areas which have been divided to form private offices and a number of lecture rooms, totalling some 2,390 sq ft (223 sq m).

AMENITIES: Amenities include:

- Entry phone system
- Automatic passenger lift
- Male, female and disabled toilet facilities
- Raised floor throughout
- Suspended ceilings with inset fluorescent lighting
- Kitchenette facility
- Demountable partitioning forming a number of offices and meeting rooms, one of which is divided by folding door system which can be opened to provide a conference area.
- Carpeted

TERMS: The premises are available on a new full repairing and insuring lease for a period of years to be agreed.

RENT: £52,500 per annum exclusive.

RATEABLE VALUE: We understand from the Valuation Office website (www.voa.gov.uk) that the rateable value for the premises is £38,750.

All interested parties should make their own enquiries.

NOTICE

Stuart Edwards Fullermoon for themselves and for vendors or lessors of this property whose agents they are give notice that:

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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
(June 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)

