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**GILDERSLEVE  
& PAYNE**

Commercial Property Consultants

[www.gpccommercial.co.uk](http://www.gpccommercial.co.uk)

**WORKSHOP/STORAGE UNIT  
WITH OFFICES  
TO LET  
166.9 sq m (1796 sq ft)**



**18 HILLSIDE AVENUE,  
PURLEY,  
SURREY, CR8 2PF**

- Quiet Location
- Off Road parking (2 Cars)
- Gas fired central heating to all areas
- Recently refurbished



**CHARTERED SURVEYORS**

*Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.*

# 18 HILLSIDE AVENUE, PURLEY, SURREY, CR8 2PF

## Location:

The property is located in a mainly residential road just off Purley Vale which runs parallel with Godstone Road (Main A22 London to Eastbourne Road ) on the borders of Purley and Kenley. There is good access to the public transport network via Purley Railway Station to the North and the local bus services which run along Godstone Road. Junction 6 of the M25 is approximately 10 minutes drive away to the south.

## Accommodation:

The property comprises a recently refurbished two storey building with ground floor workshop space which could also be used for storage with twin access points via double doors together with an internal and external staircase up to the offices at first floor level. There are WC's on both floors and a gas central heating system servicing the entire property. There is parking immediately in front of the property which is large enough for two cars in tandem.

**NB:** The outgoing Tenant's fixtures and fittings are available to purchase by negotiation directly with the Tenant.

The approximate floor areas are as follows:

Ground Floor		
Workshop/Storage:	104.4 sq m	(1,124 sq ft)
First Floor		
Offices	62.5 sq m	(672 sq ft)
Total	166.9 sq m	<u>(1,796 sq ft)</u>

## Terms:

The length of lease is negotiable and the rent is £15,000 per annum exclusive subject to contract and VAT (if applicable).

## Legal costs:

Each party to be responsible for their own legal costs.

## Business Rates:

According to the Government website the property has a Rateable Value £5,600. The UBR for 2011/12 is 42.6p in the £. (NB: Small Business Relief may apply).

## Viewing:

Strictly by appointment with Agents **Gildersleve & Payne**  
Peter Gildersleve FRICS Tel: 01883 723888  
Email [info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)

## Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

## Code of Practice

Applicants 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 Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website [www.leaseingbusinesspremises.co.uk](http://www.leaseingbusinesspremises.co.uk)



## Energy Performance Certificate

