

TEL: 01883 723888

31 Station Road West,
Oxted, Surrey, RH8 9EE

Southbridge House, Southbridge Place,
Croydon, Surrey, CR0 4HA

**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

FREEHOLD OFFICES WITH STORAGE AND CAR PARKING FOR SALE

www.gpcommercial.co.uk



56-59 LESLIE PARK ROAD,
CROYDON, SURREY, CR0 6TP

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.

56-59 LESLIE PARK ROAD, CROYDON, SURREY, CR0 6TP

Location:

The property is situated in Leslie Park Road which runs between Lower Addiscombe Road (A222) and Cherry Orchard Road approximately half a mile distance from East Croydon (BR) Station.

The property is therefore very well located close to Central Croydon and benefits from good public transport.

Description

The property is in good decorative condition and comprises two storey offices with stores arranged over ground and first floors, together with covered yard and car parking. There is planning consent for a further floor of offices.

Amenities:

The property has the benefit of the following amenities:

- On site car parking
- Gas fired central heating
- Category 2 lighting
- CAT V cabling
- Intruder/alarm system
- Window blinds
- Carpeting
- Double glazing

Accommodation:

The approximate net internal floor areas are as follows:

<u>Ground Floor</u>		
Offices	40.62 sq m	(437 sq ft)
Stores	39.10 sq m	(421 sq ft)
Covered Yard	79.40 sq m	(855 sq ft)
<u>First Floor</u>		
Offices	145.45 sq m	(1566 sq ft)
Total	304.57 sq m	(3278 sq ft)

Note:

Planning exists for a further 121.16 sq m (1304 sq ft) of offices at second floor level

Terms:

The freehold interest with vacant possession is for sale and offers are sought in excess of £500,000 plus VAT (if applicable), subject to contract.

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

Legal Costs:

Each party to be responsible for their own costs incurred in this transaction.

Business Rates:

According to the Government website the property has a Rateable Value of £22,750 and the UBR for 2011/12 is 43.3p in the £.

Viewing:

Strictly by appointment with Sole Agents

Gildersleve & Payne

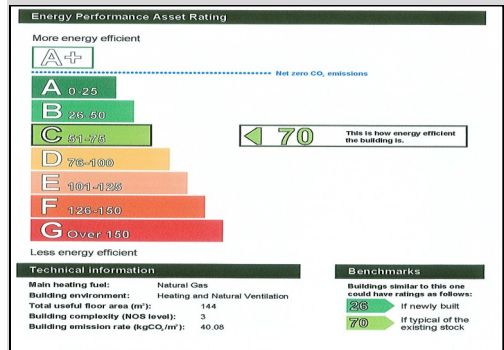
Nick Payne MRICS

Or Jane Pearce BA (Hons)

Tel: 01883 723888

Email: info@gpcommercial.co.uk

Energy Performance Certificate:



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