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**GILDERSLEVE  
& PAYNE**  
Commercial Property Consultants

**WAREHOUSE/STORAGE/OFFICE UNITS  
TO LET**  
**ON SITE CAR PARKING**

**FLEXIBLE TERMS**



**The Brandries, Guy Road, Wallington, Surrey,**  
**SM6 7NA**

**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,*

# The Brandries, Guy Road, Wallington, Surrey, SM6 7NA

## **Location:**

The property is situated in The Brandries which is a cul-de-sac turning off Guy Road which connects with Hilliers Lane/Beddington Lane (B272) which in turn connects with Croydon Road (A232).

The property is situated close to the Beddington Trading Estate and within easy reach of the Purley Way (A23) and Central Croydon.

## **Description:**

The two units available are both of single storey construction and provide storage and office accommodation with the benefit of on site car parking.

The approximate net internal floor areas are as follows:

### **Building 1:**

This comprises approximately 1100 sq ft and has been recently redecorated throughout. There is a wc and kitchenette and car parking immediately to the front.

### **Building 2:**

This comprises approximately 1190 sq ft and is available either separately or in conjunction with building 1.

## **Terms:**

### **Building 1:**

The property is available to let on a new lease or Licence for a term to be agreed at a rent of £500 per month plus VAT (if applicable) for first 12 months. Subject to Contract.

### **Building 2:**

The property is available to let on a new lease or Licence for a term to be agreed at a rent of £500 per month plus VAT (if applicable) for first 12 months. Subject to Contract.

NB: There is no building insurance or service charge in respect of either building and no Rates until October 2012.

## **Legal costs:**

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

## **Business Rates:**

Business rates are not effective on this property until 1st October 2012.

## **Energy Performance Certificate:**

Awaiting Energy Performance Certificate

## **Viewing:**

Strictly by appointment with Sole Agents  
Gildersleve & Payne

Contact Nick Payne MRICS

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.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)

