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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

www.gpccommercial.co.uk

OFFICES & STORAGE WITH SECURE PARKING TO LET



**22 Laud Street, Croydon,
Surrey, CR0 1SU**

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.

22 Laud Street, Croydon, Surrey, CR0 1SU

Location:

The property occupies a prominent position close between the High Street and The Croydon Flyover in close proximity to the Central Croydon Business District.

East Croydon Railway Station is close by and a number of major bus routes pass close by.

Description/Accommodation:

The offices are self contained in an attractive two storey end of terrace building mostly laid out as an open plan with some individual rooms totalling 755sq ft (70.14 sq m).

To the rear of the premises is a large open plan workshop/ storage area of some 495 sq ft (45 sq m)

Amenities:

- Gas Fired Central Heating
- Male and Female Toilet Facilities
- Carpeting
- Kitchenette
- Alarm System
- Large Secure Courtyard and Car Parking

Terms:

The premises are available on a full repairing and insuring lease of £15,000 per annum exclusive for a period of years to be agreed.

Legal Costs:

Each party is to bear their own legal costs incurred in the transaction.

Business Rates:

According to the Government website the property has a Rateable Value of £11,250. The UBR for 2011/12 is 42.6p in the £.

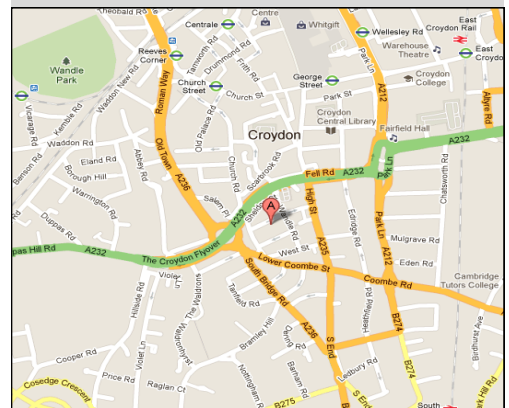
Energy Performance Certificate:

Available



Viewing

Strictly by appointment with Sole Agents Gildersleve & Payne Contact Nick Payne MRICS Tel: 01883 723888 Email info@gpcommercial.co.uk



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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

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