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**GILDERSLEVE  
& PAYNE**  
Commercial Property Consultants

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**SMALL OFFICE UNIT  
WITH CAR PARKING**  
(May also suit A1/A2 Use or D1 Use STP)  
**TO LET**



**2c Beeches Avenue,**  
**Carshalton Beeches, Surrey, SM5 3LF**

**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.*

# 2c Beeches Avenue, Carshalton Beeches, Surrey, SM5 3LF

## Location:

The Property is situated in a parade of shops on the B278 at Carshalton Beeches, approximately 2-3 minutes walk from Carshalton Beeches railway station.

## Description/Accommodation:

The property comprises the ground floor of a two storey building that has most recently been used as an office for a building company and which was at one time used as bank premises.

The property benefits from a forecourt which provides parking space together and a prominent signpost on the frontage. There are 2 additional parking spaces at the rear. The entrance to the property is via an entrance lobby which also gives access for the occupants of the residential accommodation at first floor

The approximate areas are as follows:

Office	4.04m x 3.19m	(13'3 x 10'5)
Kitchenette/Store	4.14m x 1.86m	(13'7 x 6'1)
WC		
Rear Garden (Subject to access across it for occupants of the first floor).		

## Terms:

The ground floor is available to let on a new effective full repairing and insuring lease for a term to be agreed on an initial rent of £6,500 per annum exclusive plus VAT Subject to Contract.

## Use:

We understand the property currently falls within Class B1 Office of the Current Town and Country (Use Classes) Order but prospective tenants are advised to make their own enquiries of the Local Planning Authority concerning existing and potential changes of use prior to offer.

## Legal costs:

Each party to pay their own legal costs incurred in this transaction.

## Business Rates:

According to the Government website the property has a Rateable Value of £3,750. The UBR for 2011/12 is 42.6p in the £.

## Energy Performance Certificate:

Available

## 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)

## Viewing

For further information, or to arrange an inspection please contact Agents

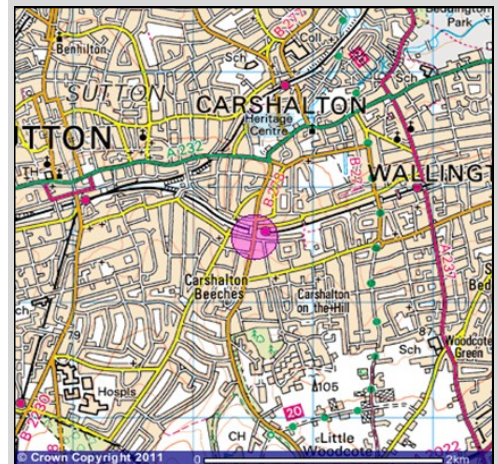
### Gildersleve & Payne

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