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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

www.gpccommercial.co.uk

OFFICE TO LET



**41 TAMWORTH ROAD, CROYDON,
SURREY, CR0 1XU**

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,

41 TAMWORTH ROAD CROYDON, SURREY, CR0 1XU

Location:

The property is situated in Tamworth Road close to Reeves Corner and Church Street. The Centrale Shopping Centre is situated close by and the property also benefits from being on the main tram route (tram stop opposite)

Accommodation:

The property forms part of a terrace of similar properties arranged over ground, first and second floors.

The accommodation comprises the second floor being an open plan office with the following net internal floor area:

Second Floor 33.63 sq m / 362 sq ft

Amenities:

- *Cat 5 cabling*
- *Entry phone system*
- *Fully carpeted*
- *Electric heating*
- *Shared kitchen & wc's*
- *On site car parking*

Terms:

The office is available on a new lease for a term to be agreed. Rent on application, subject to contract and VAT (if applicable)

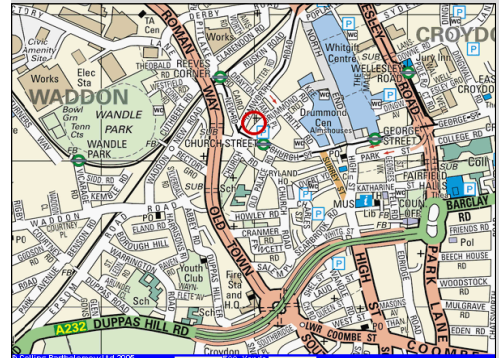
Legal costs:

The incoming Tenant to be responsible for both parties' legal costs incurred in this transaction.

Viewing

For further information, or to arrange an inspection please contact Sole Agents
Gildersleve & Payne
Nick Payne MRICS
Tel: 01883 723888
Email info@gpcommercial.co.uk

Energy Performance Certificate:
Awaiting Energy Performance Certificate.



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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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