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Croydon, Surrey, CR0 4HA



www.gpcommercial.co.uk

OFFICES TO LET



**42a 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,

42a 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 with approximate areas comprise:

| | | |
|--------------|-------------------|------------------|
| Ground Floor | 27.9 sq m | 300 sq ft |
| First Floor | 30.25 sq m | 326 sq ft |
| Second Floor | 33.68 sq m | 363 sq ft |
| Total | 91.84 sq m | 989 sq ft |

Amenities:

- Cat 5 cabling
- Entry phone system
- Electric heating
- Kitchenette & wc's
- On site car parking
- Security Alarm

NB: Some furniture available if required.

Terms:

The office is available on a new lease for a term to be agreed at a rent of £13,000 per annum, subject to contract and VAT (if applicable)

Legal costs:

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

Energy Performance Certificate:

Available upon request.

Business Rates

According to the Government website the property has a Rateable Value of £10,250. The UBR for 2011/12 is 42.6p in the £

Property Misdescriptions Act 1991

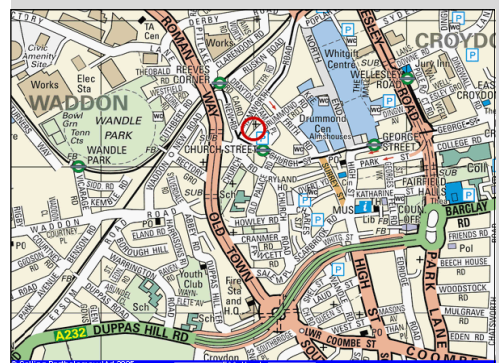
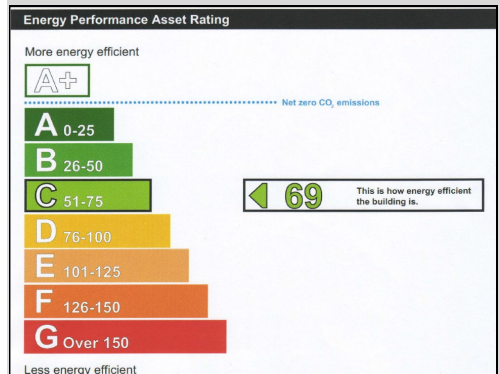
Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

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

Viewing

For further information, or to arrange an inspection please contact Sole Agents **Gildersleve & Payne**
Nick Payne MRICS
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Email info@gpcommercial.



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