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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

OFFICES (WITH WAREHOUSE) TO LET



**7 Aberdeen Road, South Croydon,
Surrey, CR0 1EQ**

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.

7 Aberdeen Road, South Croydon, Surrey, CR0 1EQ

Location:

The property is situated on Aberdeen Road close to the junction with Brighton Road, Southbridge Road and South End, South Croydon.

South Croydon Station is a short walk from the property and connects to East Croydon Station which provides frequent services to Victoria and London Bridge.

The M23/M25 motorway intersection is 8 miles approx. to the south providing access to the national motorway network. Frequent bus services operate along the Brighton Road.

Description/Accommodation:

The property comprises three floors of offices together with adjoining warehouse. The offices are in the main in cellular format with the benefit of the following amenities:

- Suspended ceiling with fluorescent lighting
- Kitchen
- Carpeting
- On site car parking
- Central Heating
- Male/Female Wc's
- Boardroom

The approximate net internal floor areas are as follows:

Ground (Reception)	46.38 sq m	(499 sq ft)
First Floor	225.34 sq m	(2426 sq ft)
Second Floor	245.09 sq m	(2638 sq ft)
Total	516.81 sq m	(5563 sq ft)

There is an adjoining warehouse providing useful storage with the following gross internal floor area:
194.55 sq m (2094 sq ft)

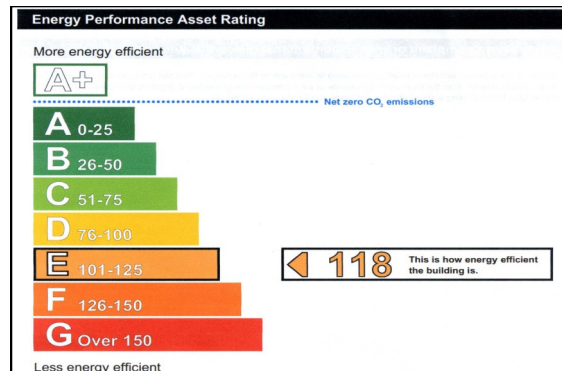
Terms:

The entire property is available to let on a new lease for a term to be agreed at a rent of £55,000 per annum subject to contract and VAT (if applicable).

Business Rates:

According to the Government website the Rateable Value is TBC and the UBR for 2011/12 is 43.3p 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

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

