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**GILDERSLEVE
& PAYNE**
Commercial Property Consultants

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MODERN SELF CONTAINED OFFICE BUILDING TO LET AS A WHOLE OR AS INDIVIDUAL FLOORS

From 131 sq m (1410 sq ft) to 408.80 sq m (4,400 sq ft)



88-90 South End, Croydon, Surrey, CR0 1DQ

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.

88-90 South End, Croydon, Surrey, CR0 1DQ

Location:

The property is located on South End close to the junction with Selsdon Road in the centre of the local business district of South Croydon. The main clearing Banks are located nearby and South Croydon Railway Station is within a quarter of a mile of the property.

Accommodation:

The accommodation is arranged over ground, first and second floors, each of the floors having their own male and female wc facilities and kitchenette and is therefore available as a whole or as single floors. The approximate dimensions are as follows:

Ground Floor	131 sq m	1410 sq ft
First Floor	132.7 sq m	1428 sq ft
Second Floor	145.1 sq m	1562 sq ft
Total	408.8 sq m	4400 sq ft

Amenities:

- ◆ Entry phone system
- ◆ Central heating with radiators
- ◆ Suspended ceiling with inset fluorescent lighting
- ◆ Male and female toilet facilities to each floor and disabled/ female toilet facilities to the ground floor
- ◆ Kitchenette to each floor
- ◆ Double glazed windows
- ◆ Carpeted

Terms:

The property is available to let on a new full repairing and insuring lease for a term to be agreed at a starting rent of £2 per sq ft per annum plus VAT (if applicable) subject to contract.

Services:

None of the services have been tested and all interested parties should make their own enquiries.

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 £35,000. The UBR for 2011/12 is 43.3p 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

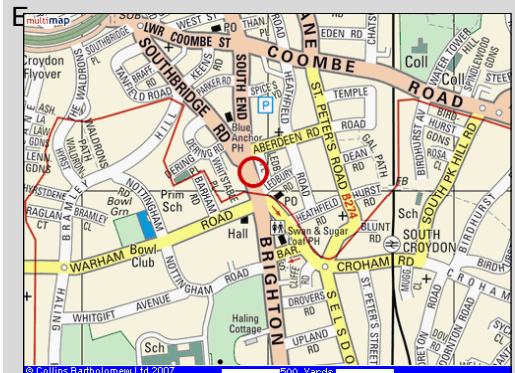
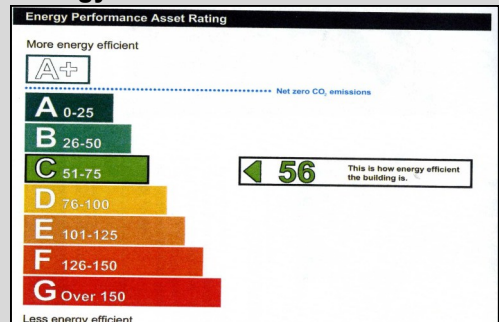
Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website www.leaseingbusinesspremises.co.uk

Viewing:

Strictly by appointment
with Joint Sole Agents Gildersleve & Payne
Nick Payne MRICS/Jane Pearce BA (Hons)
Tel: 01883 723888
Email info@gpcommercial.co.uk
Or
Stuart Edwards Fullermoon
Jerry Taylor
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Energy Performance Certificate:



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