

TEL: 01883 723888

31 Station Road West,
Oxted, Surrey, RH8 9EE

Southbridge House, Southbridge Place,
Croydon, Surrey, CR0 4HA

**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

www.gpccommercial.co.uk

**MODERN REFURBISHED
OFFICE SUITE
TO LET
124.8 SQ M (1,343 SQ FT)**



**SAFFRON HOUSE, 15 PARK STREET,
CROYDON, SURREY, CR0 1YD**

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.

SAFFRON HOUSE, 15 PARK STREET, CROYDON, SURREY, CR0 1YD

Location:

Situated in the heart of Croydon's Commercial Centre only a few minutes walk from East Croydon railway station, tramlink and buses. Centrale and The Whitgift Centre are closeby providing excellent shopping facilities.

Description:

The accommodation is arranged as a refurbished suite on the first floor of this attractive modern office building with the following approximate dimensions:

124.8 sq m (1,343 sq ft)

Amenities:

- *Entry phone system*
- *Automatic passenger lift*
- *Central heating with thermostatically controlled radiators.*
- *Suspended ceiling with inset fluorescent lighting*
- *Carpeted*

Terms:

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed. Rent on application plus VAT (if applicable) subject to contract.

Legal costs:

Each party is to be responsible for their own legal costs incurred in this transaction.

Business Rates:

According to the Government website the property has Rateable Values of £19,750 and £12,500 respectively. The UBR for 2011/12 is 43.3p in the £.

Energy Performance Certificate:

Awaiting Energy Performance Certificate

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

Contact Nick Payne MRICS

Tel: 01883 723888

Email info@gpcommercial.co.uk

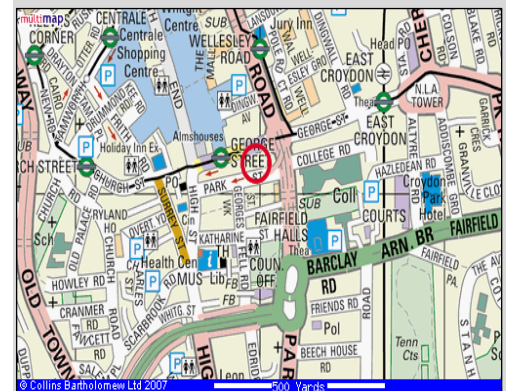
Or

Stuart Edwards Fullermoon

Contact Jerry Taylor

Tel 0208 688 8313

Email: jerryt@stuart-edwards.com



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