

Office Unit USE CLASS E

TO LET

020 8686 4400

GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS



18-24 Brighton Road, South Croydon
CR2 6AA



**DOUBLE FRONTED
E CLASS OFFICE**

TO LET

Viewing by appointment

G&P Property
21-23 Southbridge Place
Croydon
Surrey, CR0 4HA

020 8686 4400

info@gpcommercial.co.uk

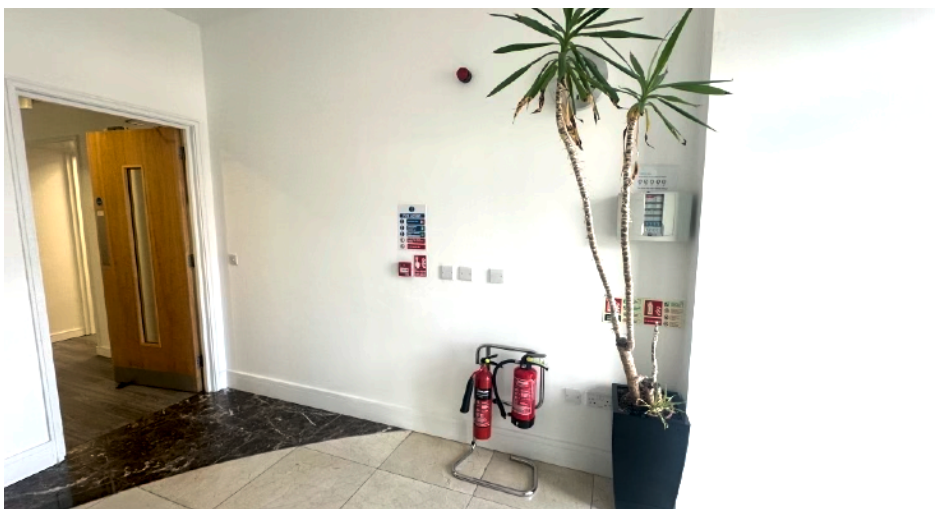
Nick Payne MRICS
nickp@gpcommercial.co.uk
David Sutton BA (Hons)
davids@gpcommercial.co.uk

GPCOMMERCIAL.CO.UK

18-24 Brighton Road, South Croydon
CR2 6AA



G&P PROPERTY
COMMERCIAL FOCUS





**18-24 Brighton Road, South Croydon
CR2 6AA**



G&P PROPERTY
COMMERCIAL FOCUS

Location

The property is situated on the west side of Brighton Road (A235), just south of the junctions with Waring Road and Selsdon Road in South Croydon, approximately 7 miles from Central London.

The main shopping centre in Croydon provides abundant leisure, shopping, entertainment, and restaurant facilities, less than 1.5km to the north of the property. The historic and well renowned Whitgift School is situated circa 500m to the south-west. In the immediate vicinity other national and independent retailers include Tesco Express, Post Office and a broad selection of other retail operations including Bars, Cafes and Restaurants.

The property benefits from exceptional public transport links. South Croydon National Rail Station is located 300m to the East, providing regular northbound services to Clapham Junction (travel time - 17 minutes), London Victoria (travel time - 25 minutes) and London Bridge (travel time - 33 minutes). Gatwick Airport is only 23 minutes from South Croydon National Rail Station via East Croydon Station, which itself is only 1.44 km from the subject property. There are a number of bus services operating from the immediate vicinity providing routes into Banstead, Streatham, Caterham, Warlingham, Sutton, Epsom and Lambeth amongst others.

Description/Accommodation

The property comprises the ground floor, currently in use as offices. The unit will benefit from a large open plan work area with a kitchen to the rear as well as W/C's

The office benefits from overhead LED lighting as well as air conditioning.

Amenities

- Prominent position
- Close proximity to mainline railway station
- Air conditioning
- Mix of open plan and cellular offices
- Good quality specification
- LED lighting
- On site car parking

Internal Area

Net internal areas as follows:

Ground Floor	170.42 sq m	1834 sq ft
--------------	-------------	------------

Terms

The property is available to let by way of a new Lease at a rent of £40,000 per annum, plus VAT (if applicable). Subject to Contract

Business Rates

According to the Government website the units have a Rateable Value of £31,250. The UBR for 2026/27 is 43.2 p in the £.

Legal costs

Each Party to pay their own legal costs incurred in this transaction.

Energy Performance Certificate

The Energy Performance Rating is C (73).



Property Misdescriptions Act

G&P Property for themselves and for Vendors or Lessors of this property whose Agents they are, give notice that:

1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any form of a Contract.
2. No Person in the employment of G & P Property has any authority to make or give any representative warranty whatsoever in relation to this property.