

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



SHOP FRONTED E CLASS OFFICE

TO LET

- Visible roadside location
- Close proximity to mainline railway station
- Air conditioning
- Excellent condition internally

Viewing by appointment

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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 occupiers of the properties in the vicinity include Barclays Bank, Lloyds TSB, Nat West, Tesco Express, Zizzi, Richer Sounds, The Post Office, William Hill and a broad selection of other retail operations, bars, cafes and restaurants. 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.

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 forms part of a ground floor unit, currently in use as an office. 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.

Due to the nature of the neighbouring occupier only office uses will be considered.

Internal Area

Net internal areas as follows:

Ground Floor	71.17 sq m	766 sq ft
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Terms

The property is available to let by way of a new Lease at a rent of £20,000 per annum, plus VAT (if applicable). Subject to Contract

Business Rates

The property will be need to be re assessed following subdivision.

Legal costs

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

Energy Performance Certificate

TBC



Property Misdescriptions Act

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