

GROUND AND FIRST FLOOR USE CLASS E

TO LET

020 8686 4400

GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

 **1b Haling Road**
Croydon, Surrey, CR0 6HS



USE CLASS E
GROUND AND FIRST FLOOR

TO LET

- Central location in South Croydon
- On site car parking
- Suitable for a number of different uses

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

 **1b Haling Road**
Croydon, Surrey, CR0 6HS



G&P PROPERTY
COMMERCIAL FOCUS

Location

The property is located on Haling Road which links the main A235 (Brighton Road) and Selsdon Road in South Croydon. The property is well located for Central Croydon as well as Purley. South Croydon Railway Station is within a 10 minute walk from then property giving links into Central London by way of East Croydon Station.

Description/Accommodation

The property is comprised of a ground floor and first floor space currently in use as office. The ground floor is currently presented with a small reception area leading to two partitioned offices with a further partitioned office via a corridor leading to a wc and kitchenette as well as stairs to the first floor which is currently open plan office space.

Use

Use Class E

Internal Area

Net internal areas as follows:

Ground Floor	78.37 sq m	84.4 sq ft
First Floor	21.33 sq m	230 sq ft
Total	99.7 sq m	1074 sq ft

Terms

The property is available by way of a new Lease on terms to be agreed, subject to contract.

Rent

£20,000 per annum exclusive plus VAT (if applicable).

Business Rates

According to the Government Website the current Rateable Value is £TBC. The UBR for 2023/4 is 49.9p in the £

Legal costs

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

Energy Performance Certificate

Awaiting Energy Performance Certificate



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.