

GROUND FLOOR OFFICE SUITES

**TO LET**

**020 8686 4400**

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**G&P PROPERTY**  
COMMERCIAL FOCUS

 **Capitan House**  
1c Church Road, Croydon, Surrey, CR0 1SG



**GROUND FLOOR  
SELF CONTAINED OFFICE SUITES  
TO LET**

**Viewing by appointment**

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## Capitan House

1c Church Road, Croydon, Surrey, CR0 1SG



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### Location

The property is located in central Croydon which has excellent road links with Junction 6 of the M25 located 10 miles to the South, Junction 7 is 12 miles to the East and also the A232 providing a route linking the London Boroughs of Kingston, Sutton and Bromley.

Croydon also benefits from excellent public transport with East Croydon Railway station providing fast and regular rail service to Central London (Victoria and London Bridge) with a journey time of approximately 15 minutes and the South Coast and the Gatwick Express.

West Croydon Railway Station is located to the north of the Town Centre and provides services to Central London, Sutton and Surrey.

The Town also benefits from a Tram system linking Wimbledon in the north west with Beddington and New Addington in the East, running through the centre of Croydon

### Description/Accommodation

The property is situated in Church Road close to the junction with Church Street and close to Reeves Corner.

The property forms part of a terrace of four office buildings used as a mixture of offices, medical and other uses.

The accommodation available comprises two ground floor self contained office suites with the benefit of the following amenities:

- *Suspended ceilings*
- *Fully carpeted*
- *Electric radiator heating*
- *On site car parking spaces.*

### Internal Area

Net internal areas as follows:

#### Ground Floor

<b>Suite 1 (front)</b>	<b>21.37 sq m</b>	<b>230 sq ft</b>	<b>UNDER OFFER</b>
<b>Suite 2 (Rear)</b>	<b>24.62 sq m</b>	<b>265 sq ft</b>	

### Terms

A new Lease or Leases for a term to be agreed at rents of:

Suite 1 (Front office)	UNDER OFFER
Suite 2 (Rear office)	£650 pcm

Subject to Contract.

### Business Rates

New assessments are awaited.

The UBR for 2023/4 is 49.9p in the £. Small Business Rates Relief may apply.

### Legal costs

Each party to bear their own legal costs incurred in this transaction

### Energy Performance Certificate

Energy Performance Rating C (57)



### Property Misdescriptions Act

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