


OFFICE TO LET
TO LET

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G&P PROPERTY
COMMERCIAL FOCUS

 **Unit 2 Coombe Avenue,
Croydon, Surrey, CR0 5SD**



**GROUND FLOOR OFFICES
WITH CAR PARKING
TO LET
50.3 SQ M (540 SQ FT)**

- 2 on site car parking spaces
- Gas fired central heating
- Kitchen
- LED Lighting
- Double Glazed
- Open plan


Viewing by appointment

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

020 8686 4400

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 **Unit 2 Coombe Avenue,
Croydon, Surrey, CR0 5SD**

Location

The property forms part of a mixed commercial and residential development in a gated mews situated off Coombe Road (A212) Croydon, close to Lloyd Park.

Coombe Road is a main road into Central Croydon. Lloyd Park Tramline Station is a short walk away and provides quick and easy access to Central Croydon.

Description/Accommodation

The accommodation comprises two offices on the ground floor of a brick built two storey building with the benefit of the following amenities:

2 allocated parking spaces, further spaces available by separate negotiation.

Gas fired central heating

Kitchen

WC

LED Lighting

Carpeting

Use

Class E

Internal Area

Net internal areas as follows:

| | | |
|--------------|-------------------|------------------|
| Ground Floor | 47.8 sq m | 497sq ft |
| Kitchen | 4.03 sq m | 43sq ft |
| Total | 50.03 sq m | 540 sq ft |

Terms

The unit is available to let on a new full repairing and insuring lease for a term of years to be agreed, subject to periodic rent reviews.

Rent

£12,000 per annum exclusive, subject to contract.

Business Rates

According to the Government website the Rateable Value is £10,000 pa. The UBR for 2025/6 is 49.9p in the £. (Small Business Relief may apply. For more information contact Sutton Council).

Legal costs

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

Energy Performance Certificate

Energy Performance Rating D (89) Full information available upon request.



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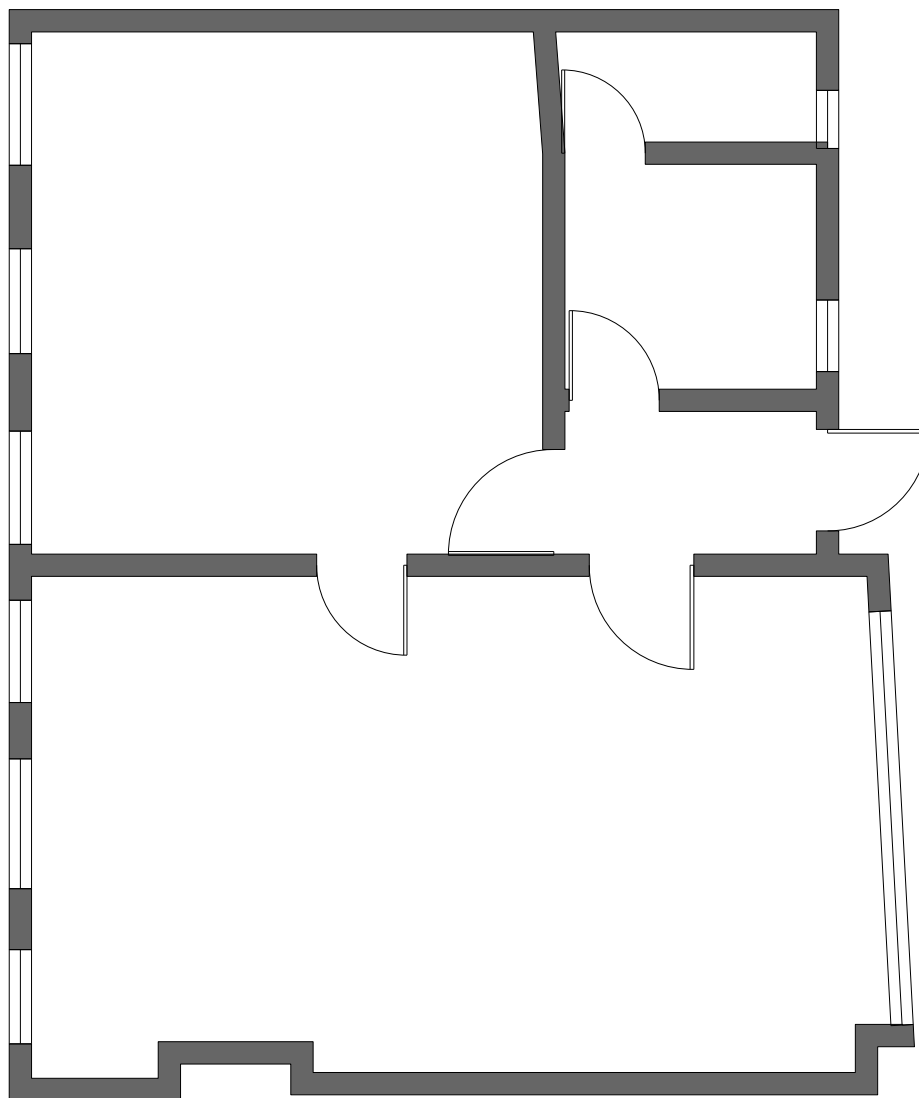
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FLOOR PLAN

(Not to scale and for
reference purposes only)