

FIRST FLOOR OFFICE


TO LET

020 8686 4400

GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

 **94a Drummond Road**
Croydon, Surrey, CR0 1TX



**REFURBISHED SELF CONTAINED
FIRST FLOOR OFFICE**

TO LET

- Self Contained
- Recently refurbished
- One car parking space
- Close to Church Street and Reeves Corner
Tram stops

Viewing by appointment

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

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Location

The property is situated in Drummond Road, close to Reeves Corner and Church Street in Central Croydon. Centrale Shopping Centre is situated close by and the property also benefits from being within a couple of minutes walk of the tram stops at Church Street and Reeves Corner. There is one designated forecourt Parking space to Drummond Road.

Description/Accommodation

The accommodation comprises a recently refurbished self contained first floor office accessed via a dedicated street door leading to the first floor. The space has a separate office room via glazed partitions as well as an open plan office with a kitchenette.

The accommodation benefits from the following amenities:

- Kitchenette
- Air conditioning
- Double Glazing
- Skirting power
- WC
- Inset lighting
- One designated car parking space.
- Set back from Drummond Road offering a quiet position.

Internal Area

Net internal areas as follows:

First Floor **36.49 sq m** **392 sq ft**

Terms

The accommodation is available on a new Lease for a period to be agreed at a commencing rent of £12,500 per annum.

VAT

VAT is not applicable.

Business Rates

According to the Government website the property has a Rateable Value of £TBC. The UBR for 2023/24 is 49.9p in the £.

Legal costs

Each Party to bear their own legal costs incurrent in this transaction.

Energy Performance Certificate

Energy Performance Rating is C (74)
Full information available upon request.



Property Misdescriptions Act

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