

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 accommodation comprises an open plan office with gazed partitions together with a kitchen and wc.

The accommodation benefits from the following amenities:

- Kitchen
- Air conditioning
- Double Glazing
- Skirting power
- WC
- Inset lighting
- One designated car parking space.

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 £950 per calendar month.

VAT

VAT is not applicable.

Business Rates

According to the Government website the property has a Rateable Value of £TBC. The UBR for 2024/5 is 49.9p in the £. Small Business Relief may apply. Contact Croydon Council for more information.

Legal costs

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

Energy Performance Certificate

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



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.
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