

OFFICE
TO LET

020 8686 4400
GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

 **Portland House,**
678 London Road, Thornton Heath, Surrey, CR7 7HU



**SELF CONTAINED OFFICES WITH
PRIVATE CAR PARKING**

TO LET

- Gas fired central heating
- Cat II Lighting
- Male & Female Toilets
- Carpets throughout
- Kitchenettes
- Private parking for 5 cars

Viewing by appointment

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

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Location

The property occupies a prominent location on the busy A235 London Road just to the south of the roundabout at Thornton Heath Ponds.

Description/Accommodation

A period style building arranged on ground and first floors, providing a range of private offices and more open-plan areas at each level.

The property has most recently been in use as offices but would suit a variety of uses under Class E.

The property benefits from a garden at the rear which would suite Childcare or Nursery Uses (STPP).

Internal Area

Net internal areas as follows:

Ground Floor	105.4 sq m	1135 sq ft
First Floor	87.3 sq m	940 sq ft
Total	192.7 sq m	2075 sq ft

Terms

The property is available to let on a new full repairing and insuring Lease for a term to be agreed , subject to periodic rent reviews at a rent of £35,000 per annum exclusive, plus VAT (if applicable), subject to contract.

Business Rates

According to the Government Website the property has a Rateable Value of £20,250. The UBR for 2023/24 is 49.9p in the £.

Legal costs

Each side to bear their legal costs incurred in this transaction.

Energy Performance Certificate

Awaiting Energy Performance Certificate



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Property Misdescriptions Act

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