

HIGH CLASS OFFICES

TO LET

020 8686 4400

GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

 **Purley Point**
1 High Street, Purley, Surrey, CR8 2AA



GROUND AND FIRST FLOOR OFFICES
IN TOWN CENTRE LOCATION
TO LET

From 3,000 sq ft to 11,499 sq ft

- Prominent Town Centre location
- On site Parking Available
- Retail & Leisure facilities close by
- Purley mainline railway station a short walk away

Viewing by appointment

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

020 8686 4400

info@gpcommercial.co.uk

Nick Payne MRICS
nickp@gpcommercial.co.uk

David Sutton BA (Hons)
davids@gpcommercial.co.uk

 **Purley Point**
1 High Street, Purley, Surrey, CR8 2AA



G&P PROPERTY
COMMERCIAL FOCUS

Location

The property is situated in the centre of Purley Town with frontage to the main A22 and the High Street, opposite the large Tesco Store.

Purley itself is located at the junction of the A22 and A23, both of which link to the M25 at junctions 6 and 7 respectively.

Purley benefits from excellent communications both by road and rail with Purley Railway Station being a short walk from the property providing excellent rail links into London via East Croydon as well as rail links to the South.

Local facilities in Purley include a Tesco Store opposite, Sainsburys Local, Boots, Pizza Express and a large variety of local and independent restaurants and cafes.



Purley Point
1 High Street, Purley, Surrey, CR8 2AA



G&P PROPERTY
COMMERCIAL FOCUS

Description/Accommodation

The property itself is a large self contained purpose built office building arranged over four floors which has traditionally been used predominantly as offices but would suit other uses within the broad E Class Use.

The available accommodation comprises the ground and first floors, both arranged as large predominantly open plan work spaces. The space could be split to provide office space from 3,000 sq ft.

The ground floor benefits from direct access from a large reception area.

Amenities include:

- From 3,000 to 11,499 sq ft
- On site car parking
- Close to Purley Railway Station
- Manned reception
- Entry card system
- 24/7 access
- Air cooling and heating system
- Access raised floors
- Suspended ceiling with recessed lighting
- Two Personnel lifts

Internal Area

Net internal areas as follows:

Ground Floor	518.58 sq m	5,582 sq ft
First Floor	549.70 sq m	5,917 sq ft
Total	1068.28 sq m	11,499 sq ft



Purley Point
1 High Street, Purley, Surrey, CR8 2AA



G&P PROPERTY
COMMERCIAL FOCUS

Terms

The ground and first floors are available to let either individually or as a whole on new effective full repairing and insuring Leases by way of a service charge.

Rent

Rent upon application.

VAT

VAT will be applicable.

Business Rates

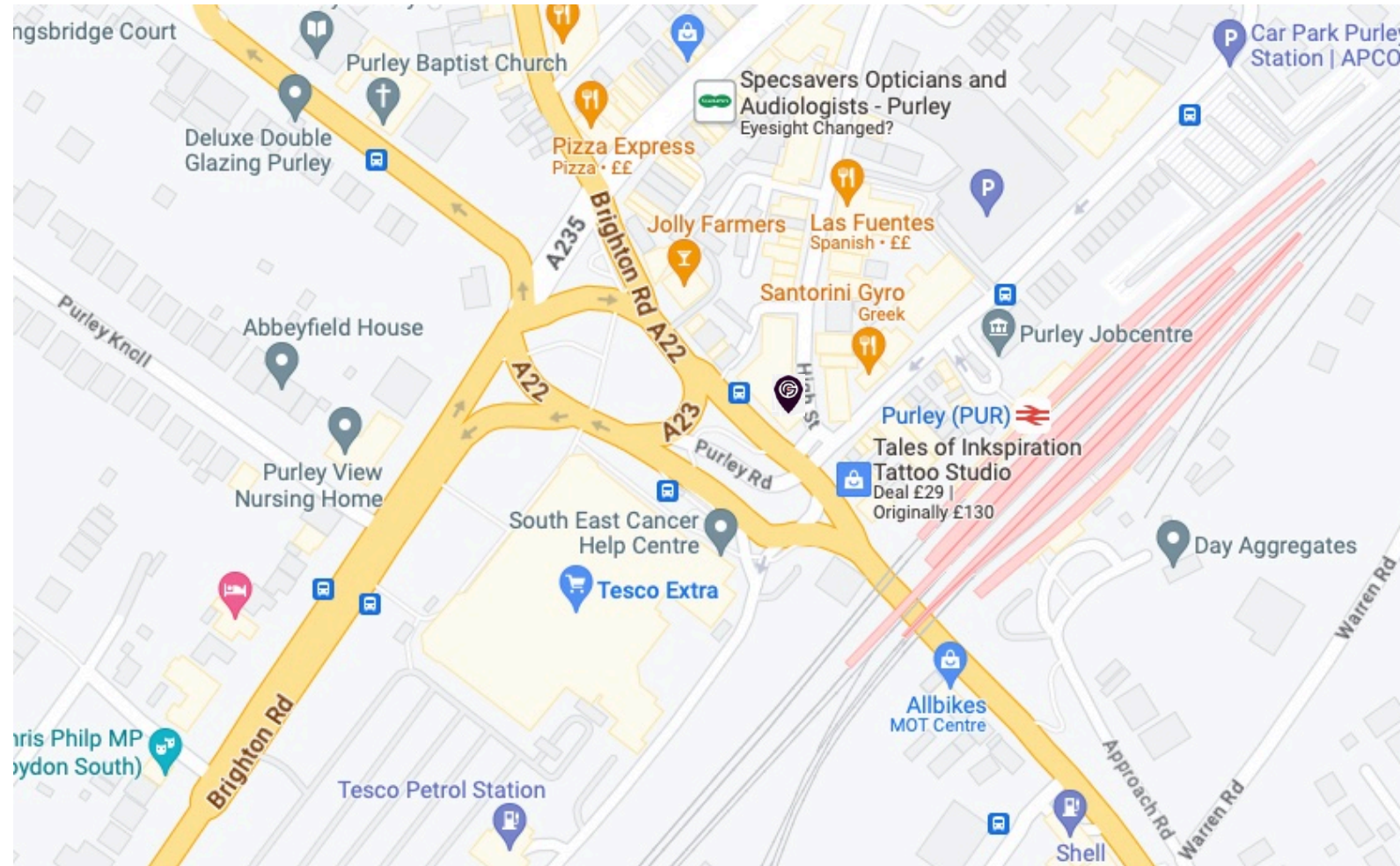
According to the Government Website the current Rateable Value assessments for the ground and first floors is £149,000. The UBR for 2023/24 is 51.2p in the £.

Legal costs

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

Energy Performance Certificate

Full information awaited.



 **Purley Point**
1 High Street, Purley, Surrey, CR8 2AA



G&P PROPERTY
COMMERCIAL FOCUS

Viewing by appointment

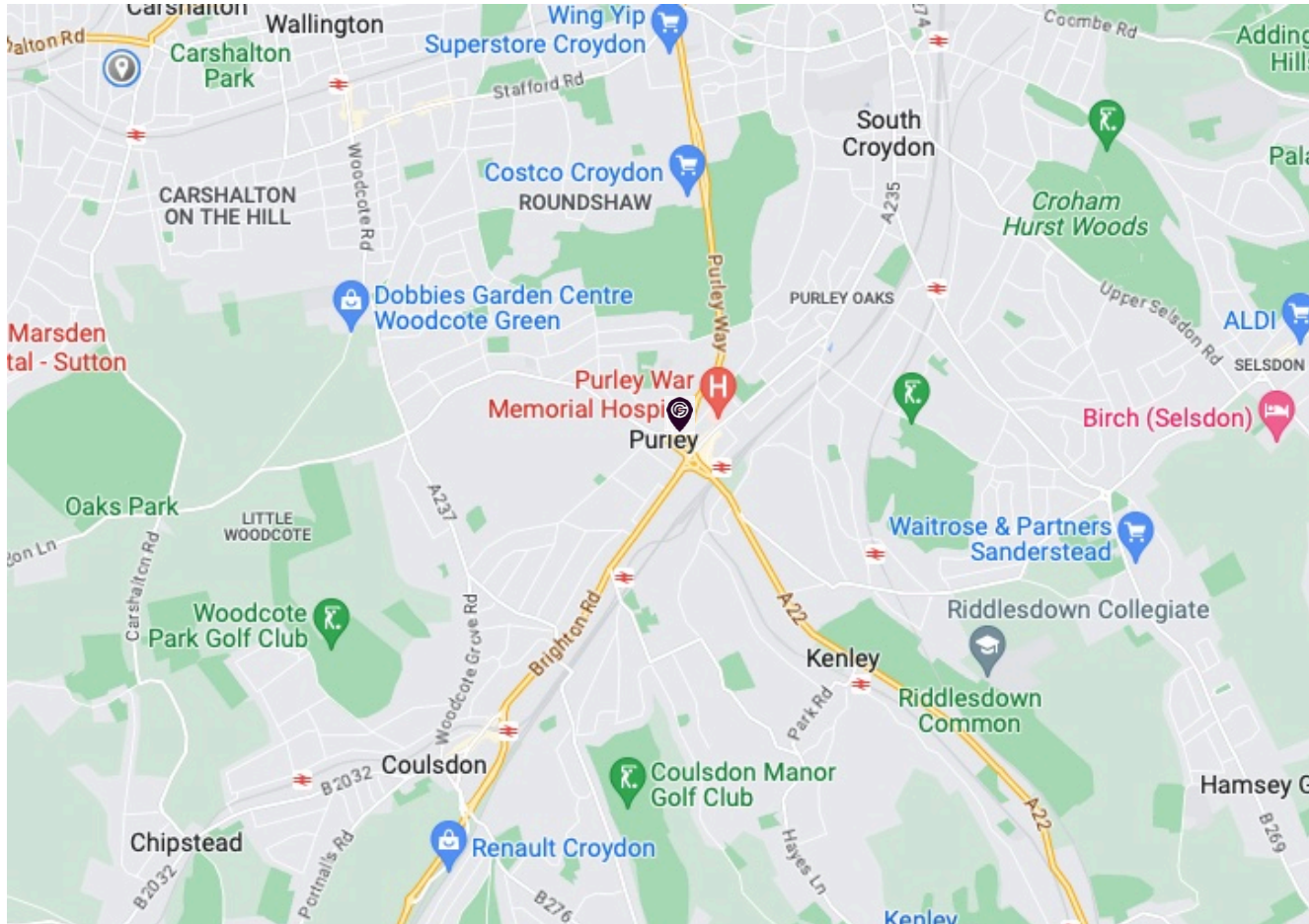
G&P Property
21-23 Southbridge Place
Croydon
Surrey, CR0 4HA

Nick Payne MRICS
nickp@gpcommercial.co.uk

020 8686 4400

info@gpcommercial.co.uk

David Sutton BA (Hons)
dauids@gpcommercial.co.uk



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.
2. No Person in the employment of G & P Property has any authority to make or give any representative warranty whatsoever in relation to this property.