

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 2,500 sq ft to 11,168 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

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## 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 to East Croydon (5 minutes), London Bridge (22 minutes), London Victoria (25 minutes) via, Redhill (9 minutes) and Gatwick Airport (21 minutes).

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.



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**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 as well as alternative Class E users including medical, dental, vets and gyms.

The available accommodation comprises the ground and first floors. The ground floor is arranged as a large predominantly open plan accommodation suitable for office, retail and other Class E uses. The first floor has been divided to provide two suites of 2536 sq ft (253.62 sq m) and 3050 sq ft (283.41 sq m).

The ground floor benefits from direct access from a large reception area which is shortly to receive a comprehensive refurbishment.

**Amenities include:**

- Suspended ceiling
- LED lighting
- Air conditioning
- Double glazing
- Access raised floors
- Manned reception
- Entry car system
- 24/7 access
- Two Personal lifts
- On site car parking

**Internal Area**

Net internal areas as follows:

Ground Floor 518.58 sq m 5,582 sq ft

First Floor

Suite A 235.62 sq m 2536 sq ft

Suite B 283.41 sq m 3050 sq ft

**Total 519.03 sq m 5586 sq ft**

**Total 1037.61 sq m 11,168 sq ft**



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**Terms**

The ground and first floors are available to let either individually or as a whole on new effective full repairing and insuring Leases on terms to be agreed.

**Rent**

£25.00 per sq ft

**VAT**

VAT will be applicable.

**Service Charte**

There will be a service charge to cover the upkeep of the common areas.  
Estimate £12.25 psf (2024-25)

**Business Rates**

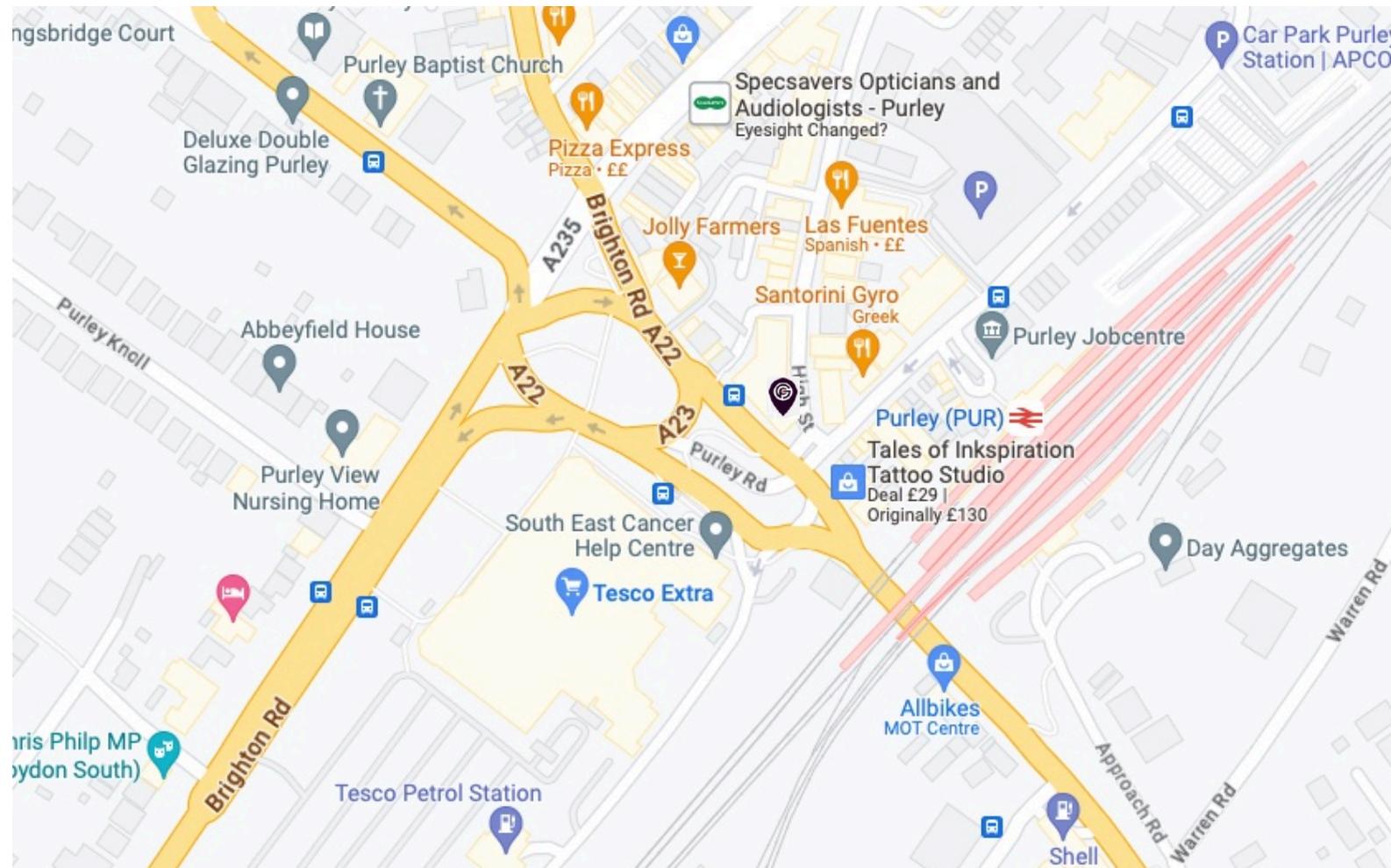
According to the Government Website the current Rateable Value assessments for the ground and first floors is £149,000. The UBR for 2024/5 is 51.2p in the £.  
Estimated rate payable: £7.07 per sq ft.

**Legal costs**

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

**Energy Performance Certificate**

The property has an EPC rating of B.



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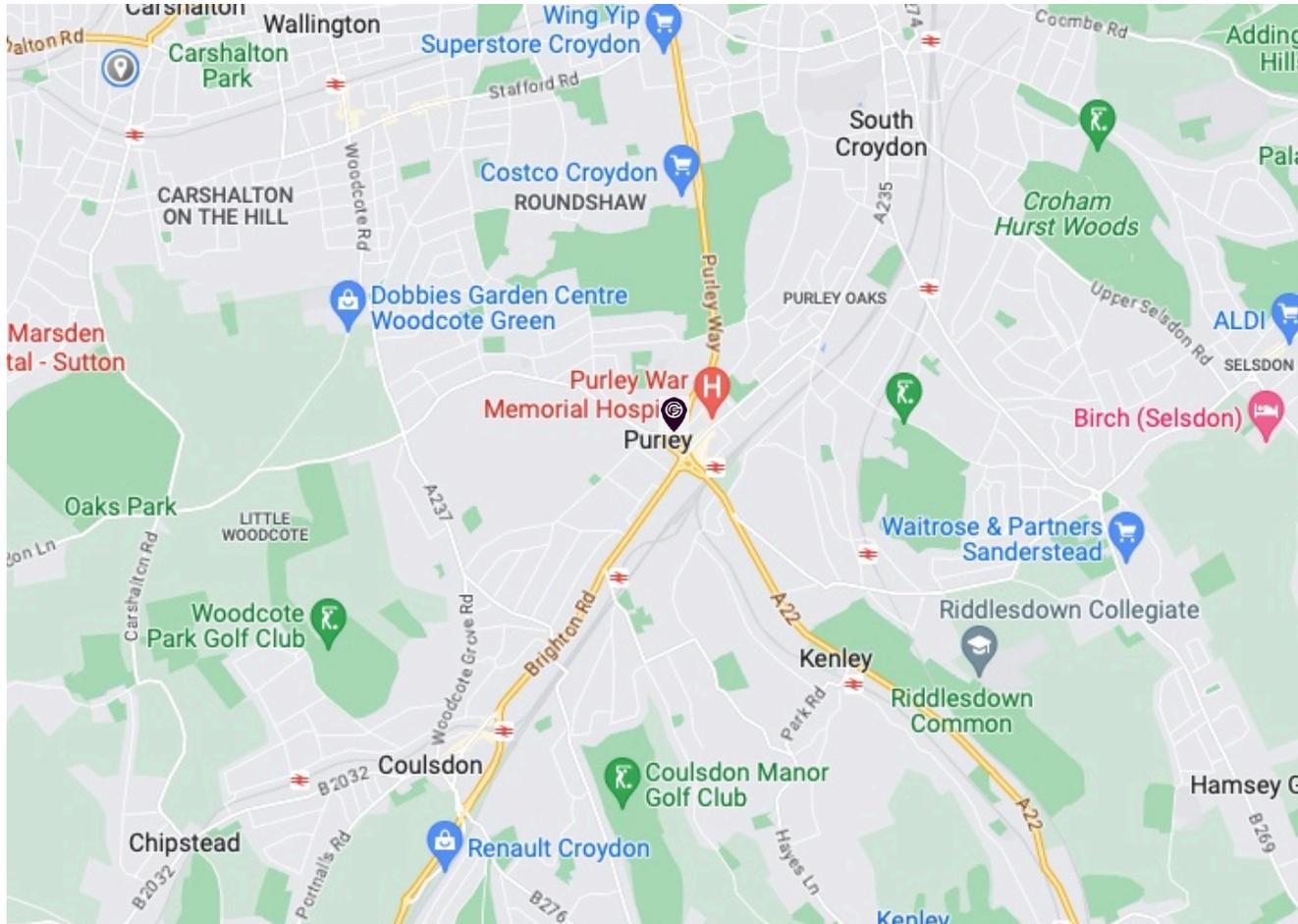
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