


First Floor Office
TO LET

020 8686 4400
GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

 **64 Stafford Road,**
Wallington, Surrey, SM6 9AY



FIRST FLOOR OFFICE
CLASS E

To Let

- Good sized open plan work space
- On site parking for one car
- Integral WC and kitchenette

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

 **64 Stafford Road,**
Wallington, Surrey, SM6 9AY

Location

The property is situated on the corner of Stafford Road and Clyde Road. The main Stafford Road (B271) links Croydon and the Town Centre of Wallington.

The building is a corner property forming part of a popular well used local shopping parade.

Stafford Road benefits from excellent passing traffic and is in a heavily populated residential area. There is one hour free parking on the road outside the property.

Description/Accommodation

Currently the accommodation is predominantly open plan with a separate meeting room/breakout space to the rear of the property. The office is accessed via a ground floor entrance with wc off this lobby. Stairs lead to first floor work space.

The property would suit a variety of uses not limited to office.

Internal Area

Net internal areas as follows:

First Floor	50.29 sq m	541 sq ft
-------------	------------	-----------

Terms

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed. Rent £12,750 per annum, exclusive, plus VAT (if applicable) Subject to Contract.

Business Rates

According to the Government website the property has a Rateable Value of £7,700 rising to £8,300 in April 2026. The UBR for 2025/26 is 49.9p in the £. Small Business Relief may apply.

Legal costs

Each Party to pay their own legal costs.

Energy Performance Certificate

Energy Performance Rating is D (92) More information available upon request.




G&P PROPERTY
COMMERCIAL FOCUS



Property Misdescriptions Act

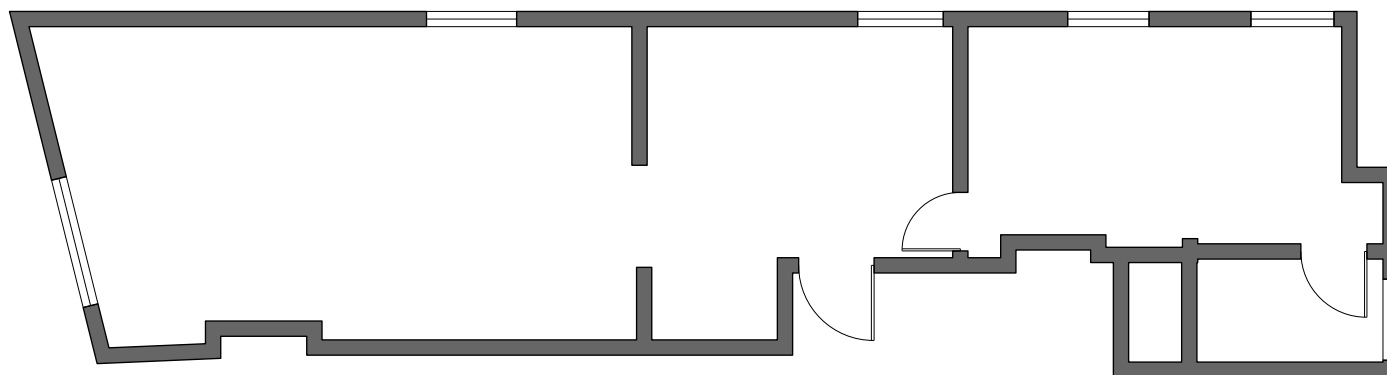
G&P Property for themselves and for Vendors or Lessors of this property whose Agents they are, give notice that:

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.

 64 Stafford Road,
Wallington, Surrey, SM6 9AY



G&P PROPERTY
COMMERCIAL FOCUS



First Floor