

First Floor Office
TO LET

020 8686 4400
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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

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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
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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.



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Property Misdescriptions Act

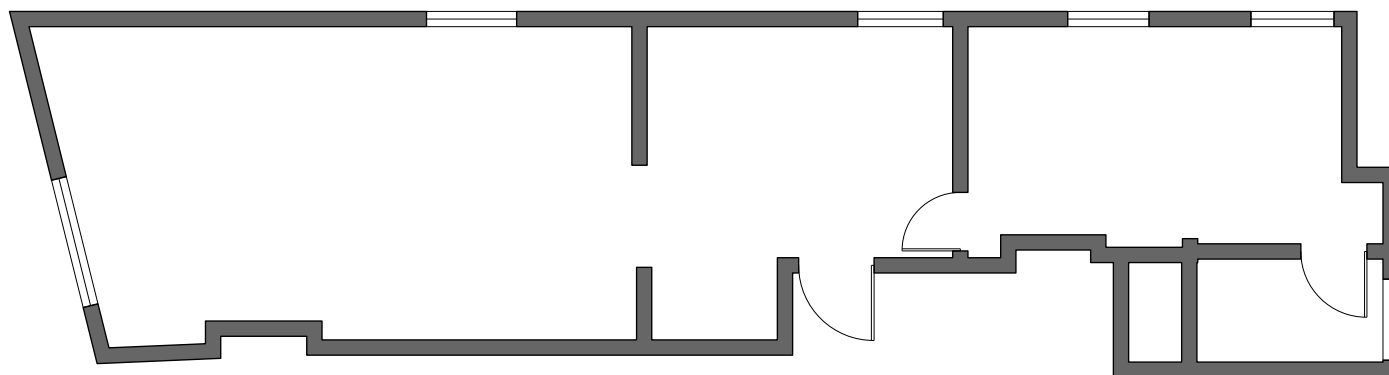
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