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22 Laud Street
Croydon
Surrey CR0 1SU

OFFICES & STORAGE WITH SECURE PARKING TO LET

Location:

The property occupies a prominent position between the High Street and The Croydon Flyover in close proximity to the Central Croydon Business District.

East Croydon Railway Station is near by and a number of major bus routes pass close by.

Sat Nav: CR0 1SU

www.gpcommercial.co.uk

Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.



Energy Performance Certificate
Non-Domestic Building



27 Old Street
London
EC1A 9EU

Certificate Reference Number:
0002-2806-1530-4890-3803

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

100 This is how energy efficient the building is.

Net zero CO₂ emissions

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 96
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:
33 If newly built
66 If typical of the existing stock

Measurement:

All office measurements have been calculated in accordance with the new international measuring code IPMS3-Office. Essentially this means that the measurements have been taken inside the main structural walls of the offices to include structural columns but to exclude wc's, staircases and circulation areas used in common with other tenants of the building. If you have any queries in this regard please consult the Agent.

Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institution and trade associations or through the website www.leasingbusinesspremises.co.uk

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THE INTERNAL AREAS ARE AS FOLLOWS

Offices	70.14 sq m	755 sq ft
Rear workshop/storage	45 sq m	495 sq ft

Description/Accommodation:

The offices are self contained in an attractive two storey end of terrace building mostly laid out as open plan with some individual rooms totalling 70.14 sq m (755 sq ft)

To the rear of the premises is a large open plan workshop/storage area of 45 sq m (495 sq ft)

Amenities include:

- * Gas fired central heating
- * Male & Female toilet facilities
- * Carpeting
- * Kitchenette
- * Alarm System
- * Large secure Courtyard and Car parking

Terms:

The premises are available to let on a new full repairing and insuring lease for a period of years to be agreed at a rent of £25,000 per annum, Subject to Contract.

VAT:

The property is not elected for VAT.

Business Rates:

According to the Government website the property has a Rateable Value of £13,250. The UBR for 2020/21 is 49.1p in the £.

Legal costs:

Each party to be responsible for their own legal costs.

Energy Performance Certificate:

Full information is available upon request.

Viewing

Strictly by appointment with Sole Agents

Gildersleve & Payne

Contact Nick Payne MRICS or David Sutton BA (Hons)

Tel: 0208 686 4400 Email info@gpcommercial.co.uk