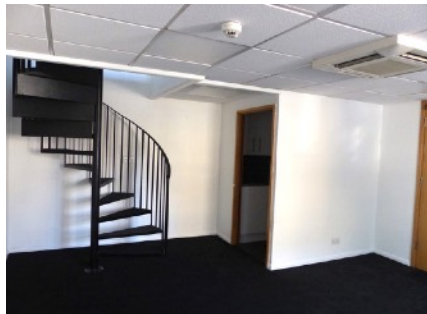


Oxted Office:
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**38 JUNCTION
ROAD, SOUTH
CROYDON
SURREY
CR2 6RB**

**NEWLY REFURBISHED
GROUND AND FIRST FLOOR OFFICE SUITE
73.76 SQ M (794 SQ FT)**

TO LET

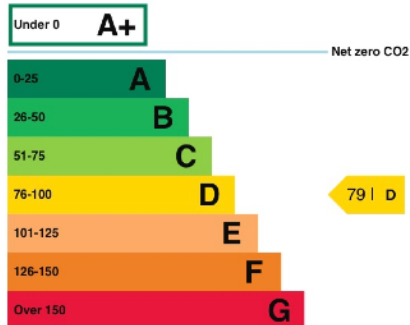
Location:

The property is situated on Junction Road in South Croydon which is just off the main A235 (Brighton Road). The property is well located for Central Croydon as well as Purley. South Croydon Railway Station is within a ten minute walk of the property giving links into Central London by way of East Croydon.

Sat Nav: CR2 6RB

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient)

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



THE INTERNAL AREAS ARE AS FOLLOWS

73.76 sq m 794 sq ft

Measurement:

All office measurements have been calculated in accordance with the new internal 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.

Property 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.lettingbusinesspremises.co.uk

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.

Gildersleve & Payne and GP Commercial are trading names of PFG Properties Limited, Registered Company No 4841473 Company Registered in England

Description/Accommodation:

The property itself is comprised of a ground floor and first floor office, the ground floor is currently presented as a reception room with a wc and kitchenette to the rear. A spiral staircase leads to the first floor main office, currently laid out with three individual office rooms via demountable stud partitioning, these can obviously be removed to create a larger open plan space. The property is fully refurbished throughout and benefits from electric heating and LED lighting.

Terms:

The property is available by way of a new Lease on terms to be agreed. Subject to Contract.

Rent:

£1,300 per calendar month inclusive. The rent is inclusive of water rates and building insurance. The Tenant is to be responsible Business Rates and their own electricity, telephone and internet.

VAT:

We are informed that VAT is not payable.

Business Rates:

The property will need to be reassessed upon occupation.

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