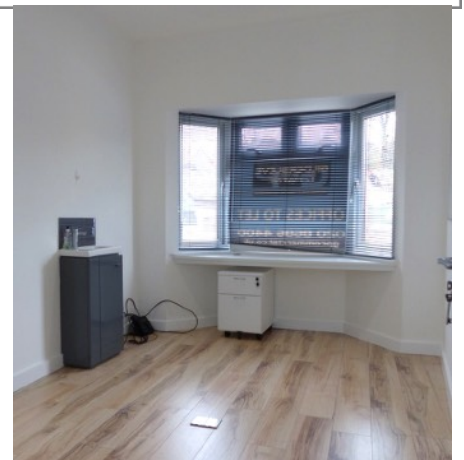


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**GILDERSLEVE  
& PAYNE**  
Commercial Property Consultants



**5a WHYTECLIFFE  
ROAD SOUTH  
PURLEY  
SURREY CR8  
2AY**

**SELF CONTAINED OFFICES  
100.13 sq m/1078 SQ FT  
TO LET**

**Location:**

The property is located on Whytecliffe Road South in the Centre of Purley, close to the junction of the A23 and A22. Whytecliffe Road South is a busy one way street with a variety of retail traders and offices.

Purley Railway Station is diagonally adjacent to the property.

**SAT NAV: CR8 2AY**

[www.gpcommercial.co.uk](http://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



#### THE NET INTERNAL AREAS ARE AS FOLLOWS

<b>First Floor</b>	9.47 sq m	102 sq ft
<b>Ground Floor</b>	15.23 sq m	164 sq ft
<b>Lower Ground Floor</b>	29.94 sq m	322 sq ft
<b>Lower Ground Floor (Restricted head height)</b>	45.49 sq m	490 sq ft
<b>Total</b>	<b>100.13</b>	<b>1078 sq ft</b>

#### Description/Accommodation:

The property built in 2015 comprises a split level office building. On the ground floor is a cloak room and wc with steps up to the upper ground floor which leads to a meeting room and small office. There are further steps down to the main office, kitchenette and wc. The property also benefits from a patio/garden space and has excellent storage space and the ability to create further office space as needed.

The property benefits from Dado height trunking with Catt 6 cabling and power. The entire property features under floor heating powered by an air source heat pump. There is LED lighting throughout and an intruder alarm and buzzer entry system.

#### Terms:

The property is available to let on a new full repairing and insuring lease for a term to be agreed at a rent of £18,500 per annum plus VAT (if applicable) subject to periodic rent reviews.

#### Business Rates:

According to the Government website the property has a Rateable Value of £3,100. The UBR for 2020/21 is 49.9p in the £. Small Business Relief may apply. Please contact the Local Council for more information.

#### Legal costs:

Each side to be responsible for their own legal costs incurred in this transaction.

#### Energy Performance Certificate

Full information available upon request. Rating A (22)

#### Viewing

For further information, or to arrange an inspection please contact Sole Agents Gildersleve & Payne **Tel 020 8686 4400**

Contact: Nick Payne MRICS Email: [nickp@gpcommercial.co.uk](mailto:nickp@gpcommercial.co.uk)  
David Sutton BA (Hons) Email: [dauids@gpcommercial.co.uk](mailto:dauids@gpcommercial.co.uk)

#### 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.

#### 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 Licensed 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](http://www.lettingbusinesspremises.co.uk)