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**FIRST FLOOR**  
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**Premier House,**  
**89 London Road,**  
**Croydon,**  
**Surrey, CR0 2RF**

**The approximate net  
internal floor area is**

**242.75 sq m (2613 sq ft)**

**OFFICE**

**CHARTERED SURVEYORS**

*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.*

# **Premier House, 89 London Road, Croydon, Surrey, CR0 2RF**

## **Location:**

The property is situated in London Road (A235) Croydon just to the north of Central Croydon. Communications are excellent with West Croydon Station and Bus Station both less than a quarter of a mile from the property.

## **Accommodation:**

The offices comprise the entire first floor and arranged mainly as open plan but with some individual offices. The offices have fluorescent lighting and suspended ceilings throughout and are centrally heated. Male and Female toilets are provided within the common areas of the first floor. 5 Car parking spaces are included with the property.

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**242.75 sq m (2613 sq ft)**

## **Terms:**

A new lease for a term to be agreed at a rent of £24,000 per annum.

## **Legal costs:**

The ingoing tenant to be responsible for both parties' reasonable legal costs incurred in this transaction.

## **Business Rates:**

According to the Government website the property has a Rateable Value of £tbc. The UBR for 2006/7 is 43.3p in the £.

## **Viewing:**

By appointment with Sole Agents  
Gildersleve & Payne  
Contact Nick Payne MRICS  
Tel: 01883 723888 Fax: 01883 723999  
Email [info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)

## **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 Conveyencer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website

**[www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)**

