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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants



St Peter's House
16 Croham Road
Croydon
Surrey
CR2 7BA

GROUND FLOOR OFFICE WITH PARKING TO LET

Location:

The property is situated on the corner of Croham Road and St Peter's Street close to the junction with Selsdon Road (B275) which connects with the main Brighton Road (A235) approximately 1/4 of a mile away.

South Croydon Railway Station is located directly opposite the property and provides regular train services to London Victoria and London Bridge via East Croydon Station. Numerous bus services operate along Brighton Road.

SAMPLE

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

Less energy efficient

Net zero CO₂ emissions

61

This is how energy efficient the building is.

Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 75
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 68.21

Benchmarks

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



THE NET INTERNAL AREAS ARE AS FOLLOWS:

Ground Floor Office Area	70.14 sq m	755 sq ft
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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.

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 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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Description/Accommodation:

The offices comprise the entire ground floor of the property divided into a large open office at the front approached from Croham Road with a separate but connecting office to the rear with additional access from St Peter's Street. The offices therefore have the benefit of a return frontage and also have the following amenities:

- * 2 Car parking spaces
- * Double Glazing (in part)
- * Central Heating
- * Carpeting
- * Fluorescent Lighting
- * Kitchen & Tea point
- * Entry Phone

Terms:

A new effective full repairing and insuring lease is available for a term of years to be agreed at a rent of £15,000 per annum exclusive subject to contract and VAT (if applicable).

Business Rates:

According to the Government Website the current Rateable Value of the property is £TBC. The UBR for 2021/22 is 46.6p in the £.

Legal costs:

Each party to be responsible for their own legal costs.

Energy Performance Certificate:

Awaiting Energy Performance Certificate

Viewing

For further information, or to arrange an inspection please contact Agents Gildersleve & Payne

Tel 020 8686 4400

Nick Payne MRICS or

David Sutton BA (Hons)

Email: info@gpcommercial.co.uk