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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants



The Old House,
2 Wellesley Court
Road,
Croydon,
Surrey, CR0 1LE

FIRST FLOOR OFFICES TO LET

Location:

The property is situated in Wellesley Court Road, Croydon. Wellesley Court Road is just off Landsdown Road which runs through the centre of the Croydon Business District. The property is positioned centrally to take full advantage of the nearby shops, restaurant and leisure facilities. East Croydon Railway Station is within 5 minutes walking distance, which give fast train services into London Victoria, London Bridge and Gatwick Airport.

Sat Nav: CR0 1LE

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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.

Energy Performance Certificate
Non-Domestic Building



2 Wellesley Court Road
CROYDON
CR0 1LE

Certificate Reference Number:
9795-3062-0990-0290-6495

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 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **72** 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): 292
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 56.29

Benchmarks

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



THE NET INTERNAL AREAS ARE AS FOLLOWS

First Floor	72.46 sq m	780 sq ft
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Description/Accommodation:

The offices are located on the first floor providing a good mix of open plan office space with a small kitchenette separated off to one side. To the rear of the office is a separate room giving meeting space or further office.

Amenities:

- * Central Heating
- * CAT II lighting
- * Communal Male and Female WC facilities
- * Fitted kitchenette

Terms:

The property is available to let on a new lease for a term of years to be agreed.

Rent:

£13,500 per annum exclusive plus VAT (if applicable) subject to contract

Business Rates:

According to the Government website the property has a Rateable Value of £10,250 per annum. The UBR for 2021/22 is 49.9p in the £.

Legal costs:

Each party to be responsible for their own legal costs.

Energy Performance Certificate:

Full information available upon request.

Viewing

Strictly by appointment with Sole Agents
Gildersleve & Payne Contact Nick Payne MRICS
Tel: 0208 686 4400 Email nickp@gpcommercial.co.uk
or David Sutton BA (Hons)
Email: davids@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 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

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