

Hooper

NAYLOR FRIEND

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REFURBISHED OFFICES

TO LET

990ft² – 3,255ft² (92m² – 302.4m²)

FROM £7.00 per sq ft

3 CHURCH ROAD CROYDON

CRO 1SG

LOCATION

The property is situated on the western side of Croydon town centre, only 300 m from the High Street and within 900 m from both East Croydon and West Croydon railway stations, well-placed for bus routes, local car parks and ticket controlled on-street parking.



DESCRIPTION

Space is available at lower ground floor and second floor level, together with garage and storage space at the rear. The second floor has been refurbished to provide mainly open plan office accommodation. Each floor has male and female WC accommodation and a small kitchenette area for tea and coffee making.

ACCOMMODATION

Subject to the final layout, it is intended that the refurbished offices will provide a total of **2,035 ft² (189.1 m²)** of offices including the kitchenette at second floor, or could be split to provide one suite of **990 ft² (91.97 m²)** and another of **1000 ft² (92.9 m²)**, in which case the kitchenette area and WC accommodation will be shared by the two suites.

The lower ground floor provides **1,220 ft.² (113.3 m²)** of offices including kitchenette.

There is also a rear garage and storage building comprising **433 ft² (40.2 m²)** garage space and **519 ft² (48.2 m²)** of storage on first and second floor together with space to park two cars in front of it which is available to be used with the offices at an additional rent of **£4,750 p.a. + VAT**

- **Passenger lift**
- **Central heating**
- **Refurbished Accommodation**

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

To let on a new lease for a term to be agreed, on equivalent full repairing and insuring terms via a service charge.

RENT

First Floor :	Whole floor: 2,035 sq ft	£20,000 p.a. + VAT
	Suite: 990sq ft or 1.000sq ft	£10,000 p.a. + VAT for each suite
Lower Gnd Floor:	Whole floor: 1,220 sq ft	£8,500 p.a. + VAT

The above rents are exclusive of business rates and service charge.

Service charge is anticipated to be in the order of **£2.50 per square foot per annum**

V.A.T.

The property is registered for VAT and therefore rent and service charge will be subject to the addition of VAT at the appropriate rate.

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.