

Hooper

NAYLOR FRIEND

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GOOD QUALITY FIRST AND SECOND FLOOR OFFICES TO LET

SET WITHIN A MODERN COURTYARD DEVELOPMENT AND WITHIN WALKING
DISTANCE OF CROYDON TOWN CENTRE

33 BRIGHTON ROAD
CROYDON SURREY CR8 2LR

LOCATION

The property is situated fronting Brighton Road just south of Croydon High Street and within walking distance of Croydon Town Centre. Brighton Road forms part of a busy link road linking South Croydon to Purley and beyond where the motorway network is assessable with M23 and M25. Croydon town centre is within walking distance and Croydon High Street provides numerous restaurant and other shopping facilities.



DESCRIPTION

The property comprises first and second floor office suites within a three storey building. The property has been refurbished to provide plain plaster walls, new carpets, suspended ceilings and modern lighting. Both suites benefit from particularly good natural light with windows on three sides. The front windows overlook playing fields and provide a pleasant aspect. There are male and female WC's within common parts and each suite benefits from two car parking spaces.

ACCOMMODATION

Suite 1 (First Floor) 98.10m² (1056 ft²)

Suite 2 (Second Floor) 100.88m² (1086 ft²)

WC facilities within common parts

Each suite will benefit from two car parking spaces

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

TENURE

The property is offered by way of new leases the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within class B1 (Office) of the Current Town and Country (Use Classes) Order and would suit a variety of businesses. Prospective purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

Each suite is available at a rent of **£13,000 (thirteen thousand pounds)** per annum exclusive. Half a suite is available at **£7,500 (seven thousand five hundred pounds)** per annum exclusive.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

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.