

# **COST EFFECTIVE** **REFURBISHED OFFICES** **TO LET**

LOCATED DIRECTLY ON THE A23 AND AVAILABLE IN A VARIETY OF SIZES FROM 1300 SQ FT (120.77M<sup>2</sup>).

## **797 LONDON ROAD, THORNTON HEATH,** **SURREY**

### **LOCATION**

The property is situated fronting London Road (A23) in a prominent position in Thornton Heath. London Road is the main link road between West Croydon and central London via Norbury, Streatham and Brixton and the property is easily accessible to surrounding areas. Croydon town centre is particularly easily reached making the premises ideal for occupiers requiring access to central Croydon, but requiring lower cost accommodation than central Croydon has to offer.



## **DESCRIPTION**

The property comprises purpose built offices arranged over ground and four upper floors. The available offices are arranged at various levels within the building and of various sizes and those areas remaining un-refurbished may be refurbished to order. The offices have very good natural light and the refurbished areas have suspended ceilings, re-fitted carpets, central heating (not tested) and benefit from redecoration. Those areas currently un-refurbished may be refurbished to an incoming tenant's requirements, subject to satisfactory terms being agreed. There is a lift giving access to all floors and secure male and female wc's on various levels.



## **ACCOMMODATION**

Suites are available from	1300 sq. ft. approx.(120.77 m <sup>2</sup> ).
Refurbished space available at ground floor of	2300 sq. ft. approx.(213.67 m <sup>2</sup> )
An entire floor at third floor level of approx	4000 sq. ft. approx.(371.60 m <sup>2</sup> )

The third floor may be sub-divided subject to availability.

Male and Female WC's at various levels

Externally – car parking available by separate negotiation.

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.

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.



## **TENURE**

The offices are offered by way of new leases, the length of which are to be negotiated.

## **USE/PLANNING**

We understand that the property currently falls within class B1 (Office) of the Current Town and Country (Use Classes) Order and would suit a variety of office occupiers. 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**

Units are available from **£9,500 (nine 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**

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