

Hooper

NAYLOR FRIEND

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## **PRELIMINARY DETAILS**

# **MODERN WELL PLACED OFFICES** **TO LET**

OFFERING SUITES FROM UNDER 1000 SQUARE FEET TO OVER 5000 SQUARE FEET  
AND AVAILABLE ON REASONABLY FLEXIBLE TERSM

## **AMBASSADOR HOUSE** **BRIGSTOCK ROAD THORNTON HEATH** **SURREY**

### **LOCATION**

The property is situated virtually opposite Thornton Heath Station with direct access from Brigstock Road in the centre of Thornton Heath just to the north of Croydon. The property has good access to surrounding areas via the rail network together with road links to all surrounding areas via the A23 and other link roads.



## **DESCRIPTION**

The property comprises purpose built modernised offices accessed via the common manned reception rear over first to ninth floors and in two distinct wings. Office suites range from under 1000 square feet (92.90m<sup>2</sup>) to in excess of 5000 square feet (464.50m<sup>2</sup>) and the space offers excellent natural light, modernised space and common parts and useful on-site parking. There are a variety of businesses located within the building and the property lends itself to a wide range of business users. In addition to the offices there are approximately 5000 square feet of storage areas available for archive accommodation, storage or similar.

## **ACCOMMODATION**

Storage First Floor	464.50 m <sup>2</sup>	5000 ft <sup>2</sup> (approx)
Offices 2 <sup>nd</sup> Floor West	164.43m <sup>2</sup>	1770 ft <sup>2</sup> (approx)
Offices 2 <sup>nd</sup> Floor East	157.93m <sup>2</sup>	1700 ft <sup>2</sup> (approx)
Offices 7 <sup>th</sup> Floor West	185.80m <sup>2</sup>	2000 ft (approx)
Offices 7 <sup>th</sup> Floor West	129.95m <sup>2</sup>	1395 ft (approx)
Offices 9 <sup>th</sup> Floor West	481.22m <sup>2</sup>	5180 ft <sup>2</sup> (approx)

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 on full repairing and insuring terms 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 contains a number of different business types. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

## **RENT**

Rents from **£10.00 (ten pounds)** per square foot per annum exclusive is sought.

## **SERVICE CHARGES**

Service charges are budgeted for approximately £5.00 (five pounds) per square foot per annum.

## **V.A.T.**

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

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.

## **SUBJECT TO CONTRACT**

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