

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

## **BRIGHTON ROAD CROYDON**

### **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) 98.10m<sup>2</sup> (1056 ft<sup>2</sup>)

Suite 2 (Second Floor) 100.88m<sup>2</sup> (1086 ft<sup>2</sup>)

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 **£17,500** per annum exclusive.

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

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