

Hooper

NAYLOR FRIEND

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
TEL 020 8766 0123 * FAX 020 8761 4472

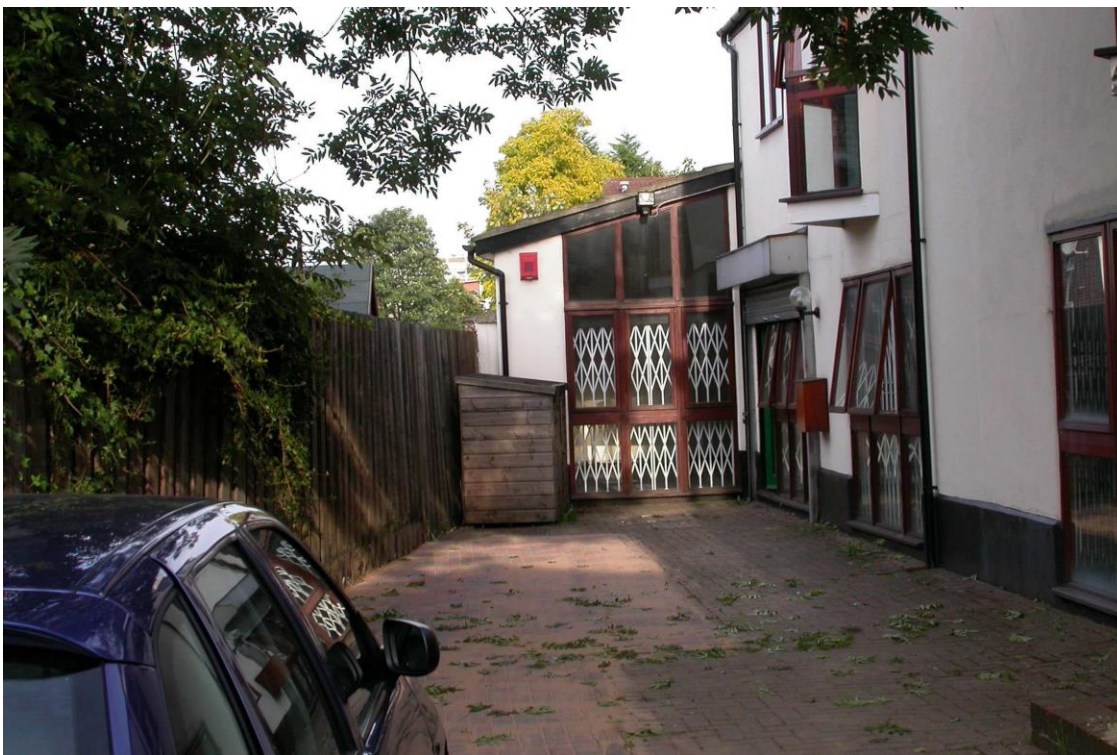
FIRST FLOOR OFFICES IN MODERN BUILDING TO LET ON INCLUSIVE BASIS

LOCATED IN A MAINLY RESIDENTIAL AREA APPROXIMATELY 1 MILE TO THE NORTH-WEST OF CROYDON TOWN-CENTRE.

4 CHURCHILL MEWS, 137 DENNETT ROAD, CROYDON CR0 3JH

LOCATION

The property is located in a mainly residential area approximately 1-mile to the north-west of Croydon town-centre. Dennett Road runs between Mitcham Road (A236) and London Road (A235).



First Floor Offices

435 ft² (40.41 m²)

All areas and dimensions are approximate

DESCRIPTION

The property forms part of a mews development containing 4 buildings. The available accommodation is located at first floor level and has been partitioned to provide 3 separate office areas

Features:

- *Part Air-Conditioned
- * Suspended Ceiling
- * Carpets
- * Shared Use of WC

Note: * Furniture can be provided, at additional cost.

TENURE

The property is to be let on licence for a period of 12 months or longer. A deposit will be required.

USE/PLANNING

We understand the property currently falls within Class B1 (Business) of the Current Town and Country (Use Classes) Order but prospective purchasers are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

£850 (eight hundred and fifty pounds) per month including business rates, building insurance, heating, lighting etc

V.A.T.

All 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.