

Hooper

NAYLOR FRIEND

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RECENTLY REFURBISHED OFFICES **TO LET**

SITUATED ON CROYDON HIGH STREET WITHIN EASY REACH OF EXCELLENT RANGE OF SHOPPING AND LEISURE FACILITIES

CHRISTOPHER WREN YARD **119 HIGH STREET CROYDON CRO 1QG**

LOCATION

The property is situated on Croydon High Street which is approximately 10 miles to the south of Central London. East Croydon Station is within easy walking distance and journeys into London Victoria can take as little as 12 minutes approximately. Trains to Gatwick Airport take approximately 15 minutes to reach their destination.



DESCRIPTION

The property has recently been refurbished and is located within an early 1990's office development known as Christopher Wren Yard. The suite is open-plan and overlooks the courtyard.

The suite also benefits from two allocated car parking spaces.

ACCOMMODATION

Net Internal floor area **2,391 ft² (222.16m²) (approx)**

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

TENURE

The property is available by way of an assignment of a full repairing and insuring lease expiring on 28 September 2017. There will be an upwards only rent review due 29 September 2012.

Alternatively a sub-lease may be available at a rent of £17.50 psf.

USE/PLANNING

We understand the property currently falls within class B1 (Office) of the Current Town and Country (Use Classes) Order, but 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

An initial rent of **£42,000 (forty two thousand pounds)** per annum exclusive is sought with the lease assignment or alternatively £17.50 psf for a sub lease.

RATES

We understand the premises have been assessed by the Local Rating Authority as follows:

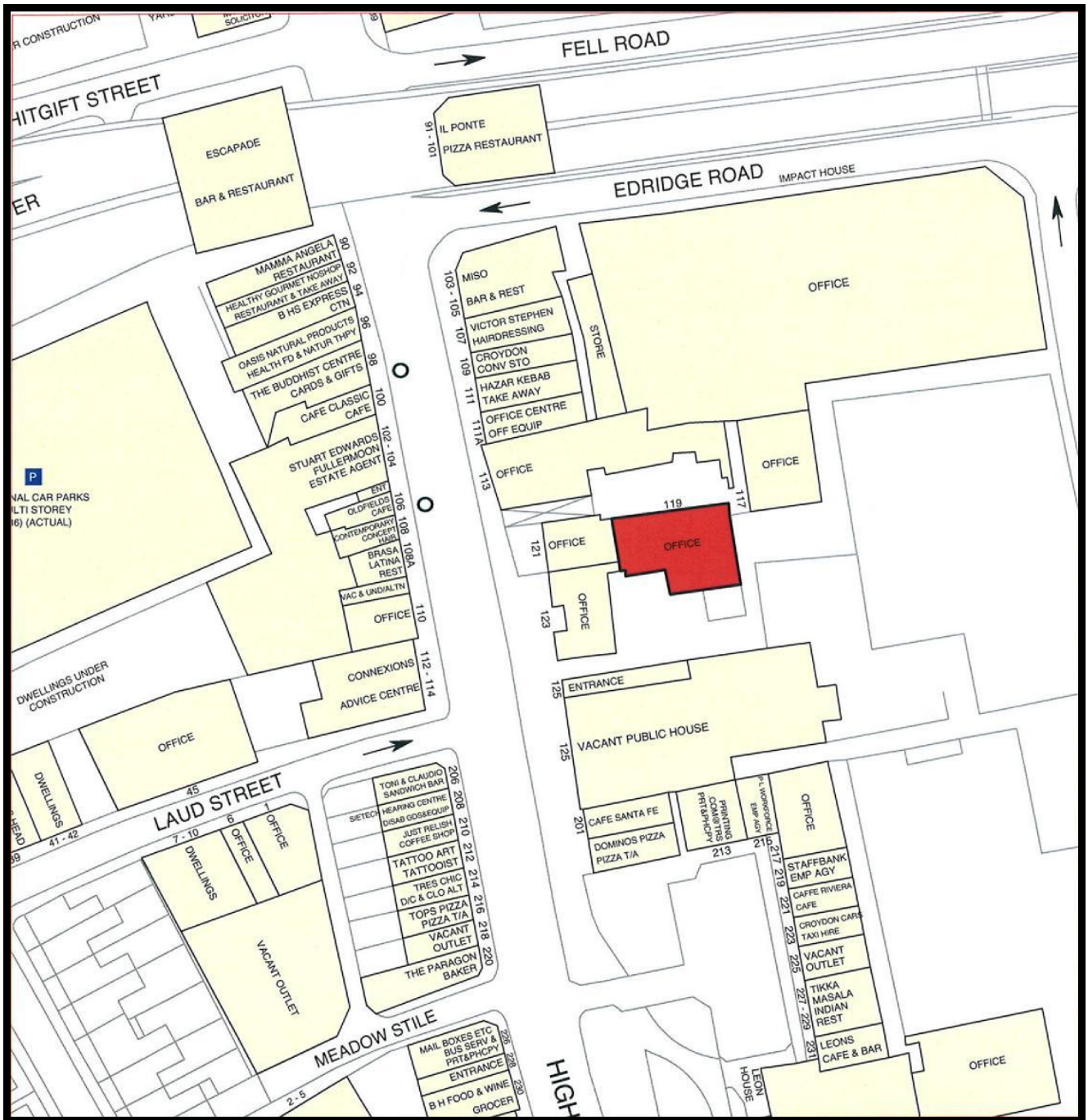
Rateable Value (2010)	£28,750.00
Rates Payable (2010/11)	£13,661.63

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.



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