

Hooper

NAYLOR FRIEND

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CENTRAL CROYDON
ALL INCLUSIVE OFFICES
TO LET

WITHIN UNDER 10 MINUTES' WALK TO BOTH EAST AND WEST CROYDON STATIONS
AND AVAILABLE ON FLEXIBLE TERMS

RAWORTH HOUSE, 36 SYDENHAM ROAD,
CROYDON CR0 2EF

LOCATION

The property is situated fronting Sydenham Road to the north of Croydon town centre but within walking distance thereof. Sydenham Road gives easy access by car to the surrounding south London areas and the property is within easy walking distance of tram stops and both East and West Croydon stations.



DESCRIPTION

The property comprises individual office rooms at raised ground floor and first floor within a 4 storey detached period office building. Each individual room has good natural light from large sash windows and there is communal central heating. There are WC facilities at various levels within the building and a boardroom which will be available for use on a pre-booked basis.

ACCOMMODATION

Ground Floor –

Room 1	41.34m²	445 ft²
Room 2	14.86m²	160 ft²

First Floor –

Room 3	26.01m²	280 ft²
Room 4	25.08m²	270 ft²
Room 5	8.36m²	90 ft²
Room 6	32.05m²	345 ft²

WC facilities at various levels

Please note that these rooms are available on an individual basis or a combination thereof.

Figures relating to accommodation are approximate and rounded down 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 offered by way of licences to occupy on an inclusive basis to include rent, rates, heating, lighting and power, buildings insurance, common parts cleaning.

USE/PLANNING

We understand the property currently falls within Class B1 (General Office) of the current Town and Country (Use Classes) Order and is considered suitable for a variety of businesses. 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

Rooms are available from **£3,000 per annum (£250 per calendar month) inclusive**. Rents are paid monthly in advance and a 1 month rent deposit is payable.

V.A.T.

No VAT is chargeable on rents and other outgoings.

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.