

Hooper

NAYLOR FRIEND

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MODERN OFFICE FLOORS **TO LET**

FRONTING THE A235 CLOSE TO WEST CROYDON RAILWAY STATION
AVAILABLE ON NEW LEASE(S) FOR A TERM BY ARRANGEMENT

VISTEC HOUSE, 185 LONDON ROAD, **CROYDON SURREY CR9 2RJ**

LOCATION

The property occupies a prominent location fronting the (A235) London Road, close to the junction with Sumner Road/St James's Road (A213) and less than ½ mile from West Croydon Railway Station.



Second Floor	2250 ft ²	(210 m ²)
Third Floor	1835 ft ²	(170 m ²)
Fourth Floor	1835 ft ²	(170 m ²)

TOTAL	5920 ft²	(550 m²)
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**All areas and dimensions are approximate*

DESCRIPTION

The property occupies a prominent location fronting the (A235) London Road, close to the junction with Sumner Road/St James's Road (A213) and less than ½ mile from West Croydon Railway Station.

- Features:**
- * Car Parking
 - * Gas Fired Central Heating
 - * Kitchenette
 - * Passenger Lift
 - * Perimeter Trunking

TENURE

The property is to be let on a new full repairing and insuring lease.

USE/PLANNING

We understand the property currently falls within Class B1 (Business) 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

Based on **£8.50 per sq ft (eight pounds and fifty pence)** per annum exclusive

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.