

CHARTERED SURVEYORS – VALUERS COMMERCIAL & INDUSTRIAL ESTATE AGENTS  
PROPERTY MANAGERS & BUILDING SURVEYORS

## **ATTRACTIVE MODERN 3<sup>RD</sup> FLOOR OFFICE SUITE WITH ON SITE CAR PARKING**

**1,279 sq ft (118.82 sq m)**

**TO LET**

**63 CROYDON ROAD, PENGE, SE20 7TS**



**LOCATION:** The offices are situated in this prominent office building on the Croydon Road (A213) within 5 minutes walk of Penge town centre.

Bus services can be found on the A213 Croydon Road whilst Avenue Road Tramlink stop is approximately 5 minutes walk, providing regular light railway services to Beckenham Junction, East Croydon through to Wimbledon.

Kent House and Clock House railway stations are both within easy reach of the premises.



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PAUL. S. LACK BSc FRICS RICHARD G WOODS BSc FRICS

ASSOCIATE: JERRY C TAYLOR FRICS

Regulated by RICS

**IMPORTANT ATTENTION IS TO THE NOTICE OVERLEAF**

**ACCOMMODATION:** The offices comprise part of the 3<sup>rd</sup> floor with views to the south and arranged as open plan accommodation with one manager's office and a meeting room.

The area totals some 1,279 sq ft (118.82 sq m).

**AMENITIES:**

**Amenities include:**

- Entry phone system
- Security
- Two automatic passenger lifts
- Male, female and disabled toilet facilities
- Central heating
- Suspended ceilings with inset fluorescent lighting
- Fitted kitchenette
- Manager's office and meeting room
- New carpeting to be provided
- Two on site car parking spaces to be included

**LEASE:**

The premises are available on a new lease for a term of years to be agreed on full repairing and insuring terms with a service charge provision.

**RENT:**

£19,500 per annum exclusive

**RATEABLE VALUE:**

We understand from enquiries made of the Valuation Office website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the premises have a rateable value of £13,750.

All interested parties should make their own enquiries.

**SERVICES:**

None of the services have been tested and all interested parties should make their own enquiries.

## NOTICE

Stuart Edwards Fullermoon for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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- (iv) No person in the employment of Stuart Edwards Fullermoon has any authority to make or give any representation or warranty whatever in relation to this property.

**VAT:** The figures quoted are exclusive of VAT if applicable.

**LEGAL COSTS:** Each party is to be responsible for their own legal costs incurred in the transaction.

**Viewing strictly by appointment through joint sole agents:**

**Jerry Taylor, Stuart Edwards Fullermoon**  
102 - 104 High Street, Croydon, CR9 1TN  
Tel: 020 8688 8313 Fax: 020 8688 7121  
Email: [jerryt@stuart-edwards.com](mailto:jerryt@stuart-edwards.com)

**Peter Friend, HNF Property**  
Raworth House, 36 Sydenham Road,  
Croydon, Surrey, CR0 2EF  
Tel: 020 8769 0160  
Email: [peter.friend@hnfproperty.co.uk](mailto:peter.friend@hnfproperty.co.uk)

**SUBJECT TO CONTRACT**

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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website. ([www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk))