

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

OPEN PLAN LIGHT REFURBISHED OFFICE SUITE WITH FOUR ON-SITE CAR PARKING SPACES

1,651 sq ft (153.38 sq m)

TO LET

**2ND FLOOR, SELSDON HOUSE, 212-220 ADDINGTON ROAD SELSDON,
CR2 8LD**



LOCATION:

Selsdon House is prominently situated in the town centre, close to Aldi and Sainsburys supermarkets, with good local retail amenities.

Bus services passing the front door and nearby serve the surrounding area, including the 64, 359, 412 and 433 routes, providing services to central Croydon, Sanderstead and Purley.

Purley Oaks and Sanderstead railway stations are approximately 2 miles away, whilst the M23 (Junction 7) and M25 (Junction 6) are within approximately 10/15 minutes driving distance.

ACCOMMODATION:

Accommodation is arranged as attractive modern refurbished open plan and light office comprising 1,651 sq ft (153.38 sq m).



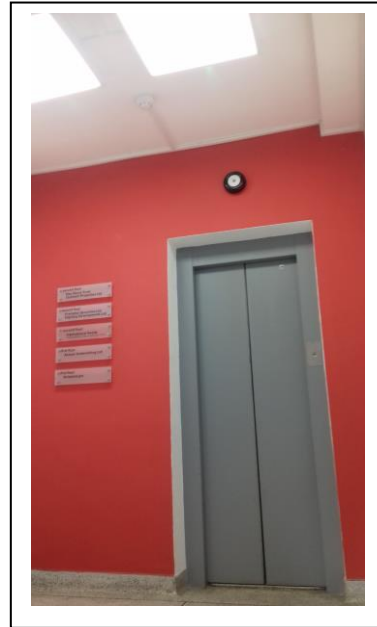
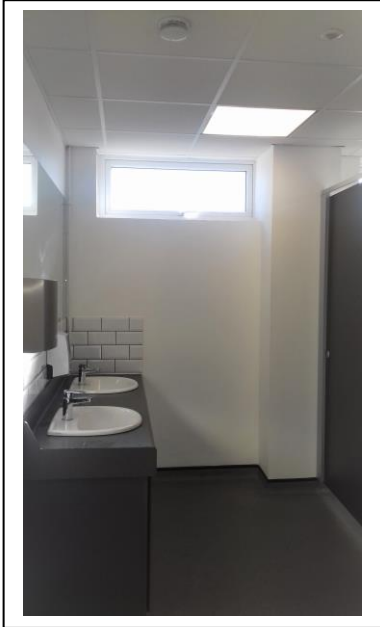
Covering SOUTH LONDON • KENT • SURREY • SUSSEX

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



AMENITIES:

Amenities include:

- Entry phone system
- Lift
- New male and female toilet facilities and shower
- Gas fired central heating with thermostatically controlled radiators
- Suspended ceiling with LED lighting
- New kitchen/breakout area
- Carpeted
- Double glazed windows
- Four on-site car parking spaces

Unrestricted car parking can also be found within walking distance.

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.
- (ii) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) If for any reason an interested party wishes to rely on any aspect of the particulars or statement at any particular date without further investigation such interested party should seek direct written confirmation from Stuart Edwards Fullermoon.
- (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.

LEASE:	The premises are available on a new full repairing and insuring lease for a period of years to be agreed.
RENT:	£29,500 per annum exclusive
RATEABLE VALUE:	We understand from the Valuation Office website (www.voa.gov.uk) that the rateable value for the premises is £16,500 per annum. All parties to make their own enquiries.
SERVICES:	None of the services have been tested and all interested parties should make their own enquiries.
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 agents:

Jerry Taylor, Stuart Edwards Fullmoon
102 - 104 High Street, Croydon, CR9 1TN
Tel: 020 8688 8313

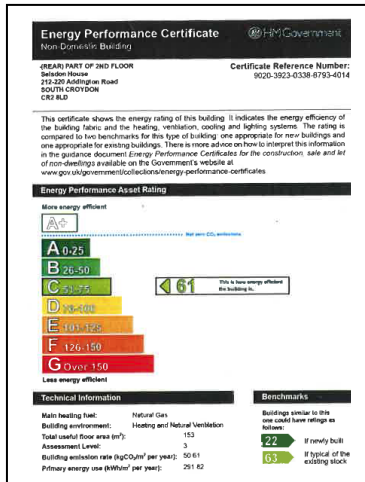
Email: jerryt@stuart-edwards.com

or

Philip Lapper, Baxter Philips
Northside House
69 Tweedy Road
Bromley, Kent BR1 3WA
Tel: 020 8313 9000

Email: philip.lapper@baxterphilips.co.uk

SUBJECT TO CONTRACT
(Revised February 2019)



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)