



- Freehold B1 office building for sale / to let
- Unique architectural design
- Convenient location in Central Croydon
- Approximately 2,500 sqft over 3 storeys
- OIEO £475,000 F/H
- Guide Price £40,000pa

DESCRIPTION

A rare opportunity to purchase a freehold office building in Central Croydon. The property is laid out over three storeys and measures approx. 2,500 sqft. The building was designed by an architect in the 1980's for their own occupation, and as a result has a unique internal layout. The building would benefit from cosmetic refurbishment throughout but would make a fantastic headquarters for a local or regional business. The property is also available to rent.

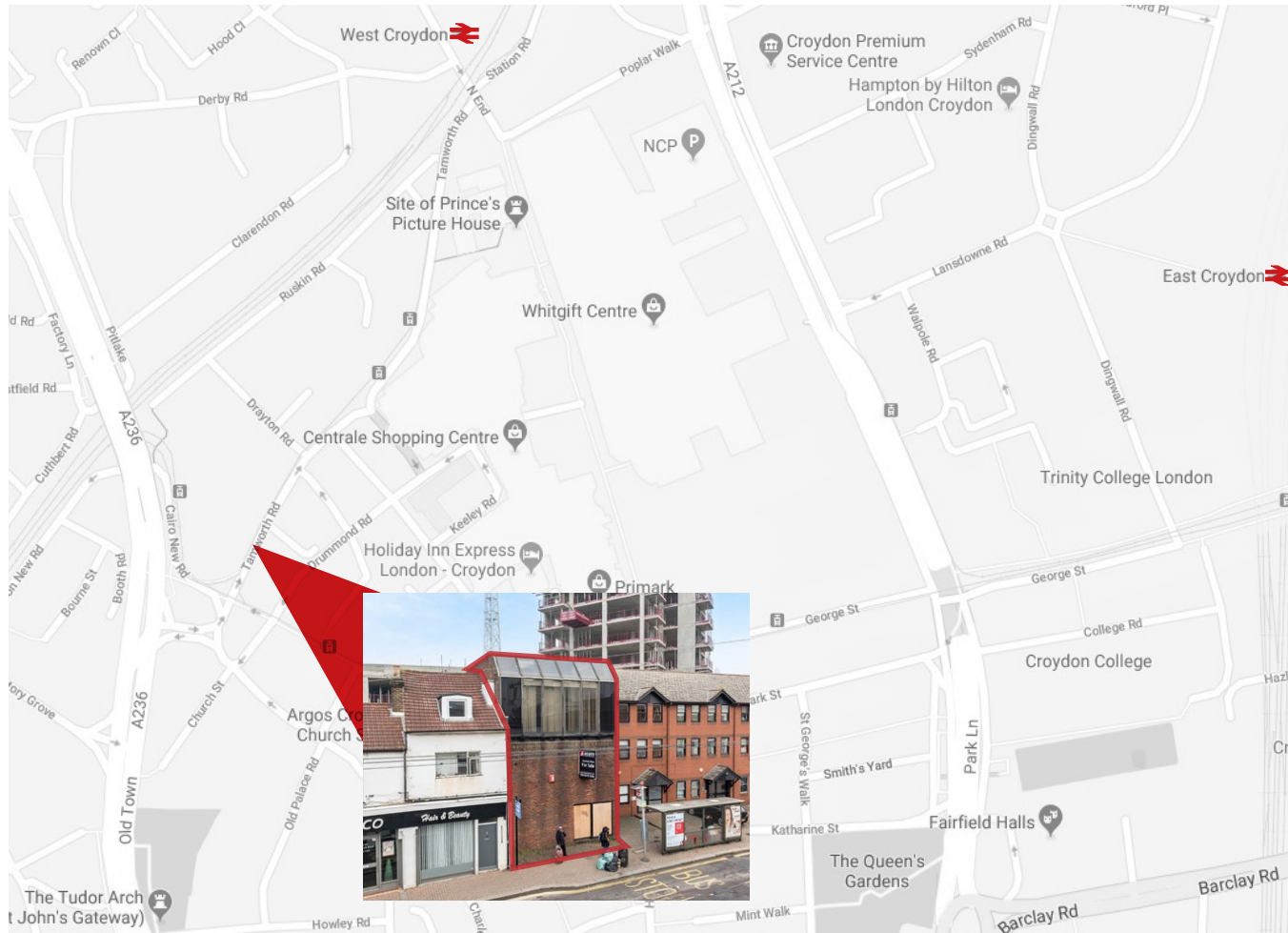
Whilst the property does not offer parking on site, Jubilee Bridge car park is 0.1 miles away, and annual parking permits are available at £700 per annum.

SERVICES

We understand the property is connected to all mains services, however, interested parties are advised to make their own enquiries in this regard.

43 Tamworth Road, Croydon, Surrey CR0 1XU
Freehold office building for sale

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LOCATION

The subject property is located on Tamworth Road approx. 0.2 miles from Church Street tram stop. The tram provides a regular service in and around Croydon, as well as towards Wimbledon, Beckenham Junction and Elmers End.

East Croydon Railway Station is located 0.2 miles away and provides direct links to Central London (15-20 minutes), London St Pancras (30 minutes) and destinations further afield including Gatwick (c. 18 minutes) and Brighton (c. 50 minutes). There is a bus stop directly outside the property which services the local area. As previously mentioned parking permits are available for £700 per annum in the Jubilee car park.

TERMS

Offers in excess of £475,000 are invited for the vacant freehold interest. Guide rent £40,000pa.

VAT

We understand that VAT is not applicable in this transaction.

EPC

The property sits within band D. An EPC is available upon request.

VIEWINGS

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 8315 5454.



For more information contact:
Jamie Stevenson
020 8315 5454

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Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.

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1 Sherman Road,
Bromley, Kent BR1 3JH
T: 020 8315 5454

E: commercial@acorn.ltd.uk
W: acorncommercial.co.uk

120 Bermondsey Street,
London SE1 3TX
T: 020 7089 6555