



TO LET

SELF CONTAINED OFFICE/CLASS E BUILDING – 1,277 SQ FT (118.60 SQ M)

39 Brighton Road, South Croydon, Surrey, CR2 6EB

DESCRIPTION

39 Brighton road is a self-contained Office/Class E building set out over ground and first floors.

The office is fitted with private offices, meeting room and kitchenettes. Some furniture would be available. The property is in excellent condition internally.

LOCATION

The property is located on the Brighton Road, being the main thoroughfare from Croydon town centre southwards to Purley.

South Croydon Station is in close proximity to the property and provide frequent services to:
 London Victoria - 27 mins
 London Bridge - 20 mins

The tram network is closeby, nearest stop being George Street. Numerous bus routes travel along the Brighton Road.

The M23/M25 intersection is approximately 8 miles to the south and provides access to the national motorway.

ACCOMMODATION (NIA)

	SQ FT	SQ M
Ground Floor	623	57.86
First Floor	654	60.74
TOTAL	1,277	118.60

AMENITIES

- LED lighting (1st Floor)
- Solid floor with floor boxes
- New carpeting
- Gas fired central heating
- Comfort cooling and heating
- Double glazing
- 2 x kitchenette
- Meeting room
- 2 x private office
- Male & female WCs
- 3 x car parking spaces

RENT

£30,000 per annum exclusive.

RATES

From April 2023 Rateable Value of the property will be £20,000. Rates payable will be approximately £9,980 per annum.

TERMS

The Property is self-contained and is available by way of a new FRI lease direct with the Landlord.

EPC

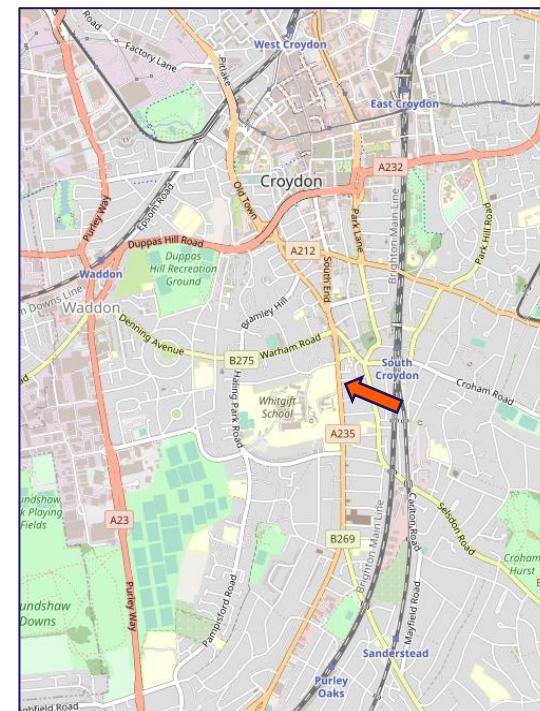
Property has an EPC Rating of C, valid until 24th February 2035.

VAT

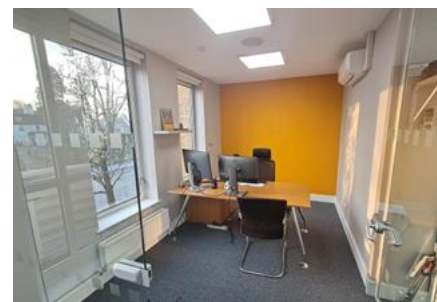
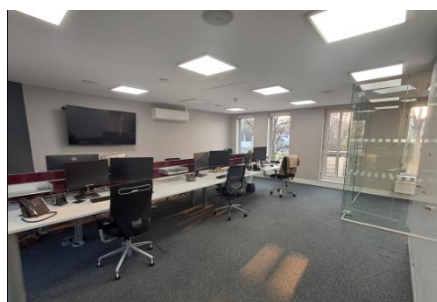
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.



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