



TO LET

SELF CONTAINED OFFICE/CLASS E BUILDING – SQ FT (SQ M)

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

DESCRIPTION

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

The office is fitted with meeting rooms and reception on Ground Floor and open plan office space across first and second floors. Some furniture would be available. The property is in good 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.

ACCOMMODATION (NIA)

| | SQ FT | SQ M |
|--------------|-------------|---------------|
| Ground Floor | 822 | 76.40 |
| First Floor | 846 | 78.59 |
| Second Floor | 870 | 80.84 |
| TOTAL | 2539 | 235.83 |

AMENITIES

- Cat II Fluorescent lighting
- Solid floor with floor boxes
- Carpeted
- Gas fired central heating
- Wall mounted A/C units
- Double glazing
- 3 x kitchenette
- 2 x Meeting room
- Reception
- Male & female WCs
- 3 x car parking spaces

RENT

£50,000 per annum exclusive.

RATES

From April 2023 Rateable Value of the property will be £34,500. Rates payable will be approximately £17,215 per annum.

TERMS

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

EPC

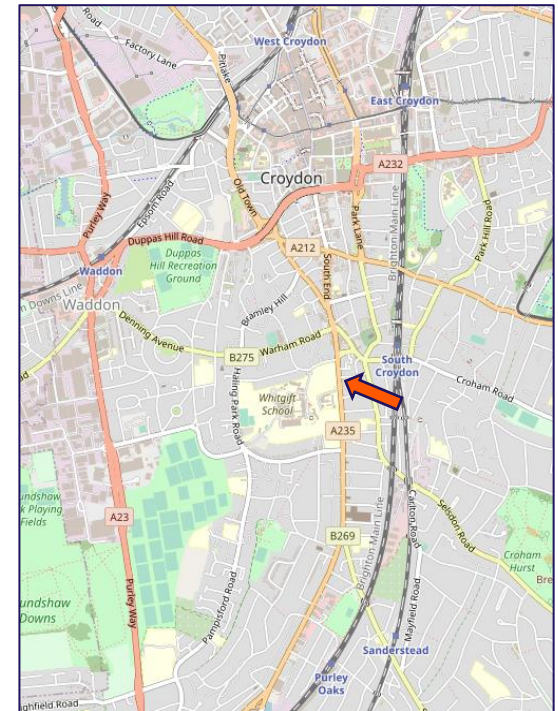
Property has an EPC Rating of B, valid until 24th February 2035.

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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VIEWINGS – 020 8662 2700

Tom Reed t: 07867 232 653
Thomas Tarn t: 07943 579 296

e: treed@shw.co.uk
 e: ttarn@shw.co.uk

twitter - @SHWProperty
 LinkedIn - SHW Property
 Instagram – SHW Property

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