



FIRST FLOOR OFFICES - TO LET

- 2,106 Sq Ft (195.65 Sq M)
- £25,000 per annum exclusive

Key Features

- Comfort Cooling
- Gas fired central heating
- Carpeted throughout
- Suspended ceilings
- LED lighting
- Kitchenette
- Ladies/gents WC facilities
- Demised parking for 3 cars

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.



Description

The premises comprise a unit of brickwork construction with a steel trussed roof.

Location

The premises are situated at the established Anchor Business Park, accessed from the B272 Beddington Lane which in turn leads to the A236. Croydon Town Centre is 2 miles to the East with the M23 and the M25 motorway intersection approximately 7 miles to the South.

Beddington Lane Tramlink stop is close by, providing access to Croydon Town Centre, Beckenham to the East and Wimbledon to the West. From East Croydon, journey times are approximately 15 minutes to London Blackfriars, London Bridge and London Victoria as well as Gatwick and the South Coast.

Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
First Floor Offices	2,106	195.65
Total Net Internal Floor Area	2,106 Sq Ft	195.65 Sq M

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.





Terms

The premises are available to let on a new Full Repairing and Insuring Lease for a term to be agreed.

Rent

The commencing rental is £25,000 per annum exclusive.

Rates

According to the Government website the property has a 2023 Rateable Value of £21,750. Therefore, the rates payable for the current financial year for 2024-2025 are £10,853.25. NB: The rates actually payable may be subject to transitional relief.

Virtual Tour

[Click here](#)

VAT

The property has been elected for VAT.

EPC

The EPC rating for this property is B (48).

Legal Costs

Each party is to be responsible for their own costs in this transaction.

Viewing

Strictly by appointment through Sole Agents:



Morgan Pérez
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Paul Harwood
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