

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

PART GROUND FLOOR OFFICES AVAILABLE ON A LICENCE BASIS

737 SQ FT (68.44 SQ M)

TO LET

102 – 104 PARK LANE, CROYDON, CR0 1JB



LOCATION:

The premises are situated to the south of Croydon's busy commercial centre but within walking distance of East Croydon railway station, Tramlink and local bus services.

ACCOMMODATION:

The premises comprise the rear section of this attractive Edwardian office building comprising three good sized rooms, totaling some 737 sq ft (68.44 sq m).

AMENITIES:

Amenities include:

- Double glazed windows
- Gas fired central heating
- Suspended ceiling with inset fluorescent lighting
- Carpeted
- Kitchenette
- Male and female toilet facilities
- Forecourt car parking available by separate negotiation



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



TERMS:

The premises are available on a fully inclusive basis, including rent, rates, service charge and utilities, either by a Licence for 6 months or by a formal lease for a period of years to be agreed, to be drafted outside Sections 24-28 of the Landlord & Tenant Act 1954 Part II, as amended.

INCLUSIVE RENT:

£31,000 per annum, plus VAT

SERVICES:

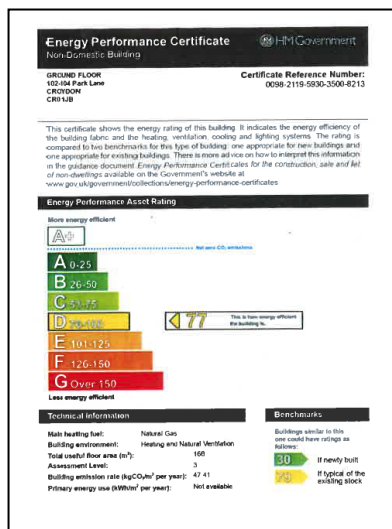
None of the services have been tested and all interested parties should make their own enquiries.

VAT:

We understand that VAT is applicable.

LEGAL COSTS:

Each party is to be responsible for their own legal costs incurred in the transaction.



Viewing strictly by appointment through sole agents:

Jerry Taylor, Stuart Edwards Fullmoon
102-104 High Street, Croydon, CR9 1TN.
Tel: 020 8688 8313. Fax: 020 8688 7121.
Email: jerryt@stuart-edwards.com

SUBJECT TO CONTRACT
(January 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)

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