

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

**ATTRACTIVE COMFORT COOLED
2ND FLOOR OFFICE SUITE**

1,685 sq ft (156.54 sq m)

TO LET

**WOOLWICH HOUSE, 43 GEORGE STREET, CROYDON
SURREY, CR0 1LB**



ACCOMMODATION:

The premises are situated in this attractive period office building in the heart of Croydon town centre within a few minutes walk of all its excellent communication, retail and other facilities.

The accommodation is arranged as an open plan suite with some demountable partitioning.

AMENITIES:

Amenities include:

- Entry phone system
- Automatic passenger lift
- Comfort cooling cassettes
- Suspended ceiling with inset fluorescent lighting
- Kitchen/break out area
- Carpeted



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

LEASE: The premises are available on a new full repairing and insuring 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.

RENT: £33,700 per annum

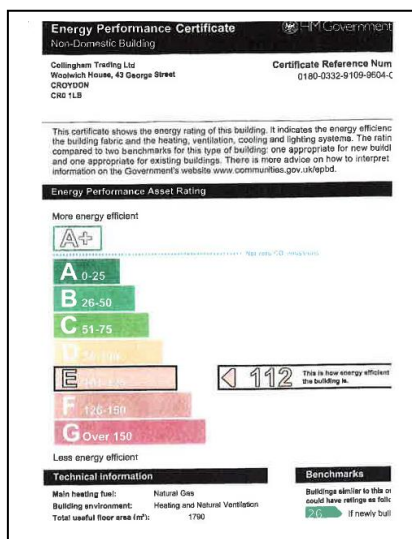
RATEABLE VALUE: We understand from the Valuation Office website (www.voa.gov.uk) that the rateable value for the premises is £18,000. All interested parties should make their own enquiries.

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

VAT: The figures quoted are exclusive of VAT if applicable.

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

VIEWING: Viewing strictly by appointment through sole agents:



**Jerry Taylor/Christine Venner
Stuart Edwards Fullermoon
102 - 104 High Street
Croydon, CR9 1TN
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SUBJECT TO CONTRACT
(August 2017)

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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