

ADDISCOMBE

R/O 353 LOWER ADDISCOMBER ROAD
CR0 6RG

LINAYS

COMMERCIAL

26A STATION SQUARE
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TO LET – SMALL OFFICE/WORKSHOP - 1 TO 2 PERSONS

Location

Addiscombe is a major commuter Town which lies 1-mile to the East of Croydon and approx. 10 miles South east of Central London.

The Town is served well by public transport with the Tramlink located in close proximity providing services to Croydon, Beckenham and Wimbledon.

The premises are located on the A222 close to its junctions with Sherwood Road. Local amenities include a Coop Supermarket, restaurants and numerous other local traders.



Description

The premises comprise office accommodation set within an end-of-terrace building, arranged at the rear of a retail unit. The accommodation is accessed via a pathway to the side of the building.

The office space provides a single office with a shared kitchenette and WC. The premises benefit from a private entrance with security shutter.

Internally, the office is in good decorative order and such has recently undergone a full refurbishment.

Accommodation

(with approximate dimensions and floor areas)

Office Area:	145 sq.ft	(13.47 sq.m)
Shared Kitchenette & WC	-	-

Terms

The premises are available to let on an inclusive basis at a commencing rental of **£550 per calendar month (£6,600 per annum)** payable monthly in advance. The rental amount is inclusive of business rates, electricity and water. Our clients are willing to offer flexible lease terms by negotiation.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

VAT	CEPC
We have been advised by our clients that VAT will NOT be payable upon the rental under current legislation.	Assessment Awaited
Legal Costs	
Both parties are to be responsible for the payment of their own legal fees.	
Notes	
Please note that an employee of Linays Commercial Limited must declare a personal interest in these premises by way of freehold ownership.	Viewings