

**SHW**

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**TO LET**

19 CROYDON ROAD, CATERHAM, CR3 6PA

1<sup>ST</sup> & 2<sup>ND</sup> FLOOR SELF CONTAINED OFFICE/CLASS E

**DESCRIPTION**

The property comprises self-contained Offices/Class E space at 1<sup>st</sup> and 2<sup>nd</sup> floors. The space is accessed by way of dedicated entrance from Croydon Road, with both floors split front and rear.

**LOCATION**

The property is located on Croydon Road, being the main shopping parade in Caterham Valley. Nearby occupiers include Coughlans, Pizza Express, Waitrose, Costa Coffee and a range of other retail, food & beverage and professional service firms.

Caterham Station is in close proximity to the property and provide frequent services to:

- London Victoria - 54 mins
- London Bridge - 47 mins

Numerous bus routes travel along the Croydon Road.

The M25 intersection is approximately 2 miles to the south and provides access to the national motorway.

**ACCOMMODATION (NIA)**

	SQ FT	SQ M
First Floor	325	30.15
Second Floor	410	38.11
<b>Total</b>	<b>735</b>	<b>68.26</b>

**AMENITIES**

- Fluorescent strip lighting
- Electric Space Heaters
- PVC Double Glazing
- Perimeter Power and Telephone Sockets
- Kitchenette
- 2 x WC
- Carpeted
- Self-contained Entrance

**RENT**

£14,000 per annum exclusive.

**RATES**

The property has a rateable value of £7,300. Occupiers may benefit from small business rates relief.

**SERVICE CHARGE**

Service charge is not applicable.

**EPC**

The property has an EPC rating D.

**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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