



112 Churchill Road, South Croydon, Surrey, CR2 6HB

Offices and workspace to let on its own self-contained site with yards and parking.

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Rent - £75,000 per annum exclusive

LOCATION: - The property is situated fronting Churchill Road and with direct vehicular access therefrom. Churchill Road is a largely residential environment but is just located off Brighton Road in South Croydon which provides links to surrounding areas and also the motorway network to the south. The property has access to both South Croydon and Purley Oak station.

DESCRIPTION: - The property comprises a mixture of offices and stores set on its own self-contained site with vehicular access and parking. The available space is divided into two main buildings with the building fronting Churchill Road arranged as offices over ground and first floor with the rear building providing a mixture of offices and stores at both ground and first floor levels. The property has been used for many years by a construction company and lends itself to a commercial operation requiring a mixture of workspace, storage, and offices. Both elements are independently centrally heated, and each building has kitchen facilities and WCs at both ground and first floor levels.

The yard space provides outside storage and also an amount of car parking.

ACCOMMODATION: - **Front Building**

Ground floor:

Entrance hall

Office 1 16.33m² (176ft²) approx.

Office 2 21.28m² (229ft²) approx.

Ground floor kitchen 7.4m² (80ft²) approx.

First floor:

Office 1 14.15m² (152ft²) approx.

Office 2 18.60m² (194ft²) approx.

Office 3 9.82m² (105ft²) approx.

WCs at first floor

Rear building

Ground floor:

Reception 18.22m² (196ft²) approx.

Office 1 46.36m² (499ft²) approx.
(currently partitioned)

Office 2 14.08m² (152ft²) approx.

Office 3 17.2m² (185ft²) approx.
(currently partitioned)

Store 1	17.6m ² (189ft ²) approx.
Store 2	17.92m ² (189ft ²) approx.
Store 3	27.6m ² (279ft ²) approx.
Store 4	8.85m ² (96ft ²) approx.
Store 5	4.86m ² (52ft ²) approx.
Store 6	4.86m ² (52ft ²) approx.

First floor:

Office 1 15m² (161ft²) approx.

Office 2 6.24m² (67ft²) approx.

Office 3 58.08m² (625ft²) approx.

Store 1 24.98m² (269ft²) approx.

Store 2 12.2m² (131ft²) approx.

Store 3 6m² (65ft²) approx.

Kitchen 12.2m² (131ft²) approx.

WCs at ground and first floor

Total ground floor 177.58m² (1911ft²) approx.

Total first floor 145m² (1562ft²) approx.

Externally: Private driveway leading to good size yards and parking areas.

TENURE: - The property is to be offered by way of a new lease, the length of which is to be negotiated.

020 8769 0161

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Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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USE/PLANNING: - We understand the property has been used for storage and offices for many years and is now believed to fall within Class E of the latest Town and Country Planning (Use Classes) Order.

Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.

RENT: - An initial rent of £75,000 (Seventy Five thousand pounds) per annum exclusive is sought.

EPC RATING: - The property has an EPC rating of 124 within Band E

BUSINESS RATES: - The property has a rateable value of £43,750. Interested parties should contact the local authority to confirm the rates payable and any transitional reliefs available.

www.tax.service.gov.uk/business-rates-find/search

VAT: - We understand that VAT is not to be chargeable in respect of rents and other outgoings on this property.

VIEWINGS: -Viewings by prior arrangement – please telephone 0208 681 2000.



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