



3rd Floor West, 63 Croydon Rd, SE20 6AS

119m² - 244m² third floor offices to let with parking

020 8681 2000

info@hnfproperty.com



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3rd Floor West, 63 Croydon Road, London, SE20 6AS

Suite 1 £19,500 and Suite 2 £20,500 per annum exclusive

Located within a landmark office building available with parking and under a new lease

LOCATION: - The office space is situated within a large office complex at 63 Croydon Road located between Penge and Elmers End in a highly prominent and well recognized building. The property is within walking distance of overground railway and tram stops and there are numerous bus routes that service the vicinity. Parking is available in nearby side roads as well as on site and the property is also within walking distance of the centre of Penge which provides a number of facilities.

DESCRIPTION: - The property comprises the west wing of the third floor of 63 Croydon Road and is currently partitioned to create two distinct suites, one slightly larger than the other. Both suites have some limited internal partitioning creating private areas but are otherwise largely open plan and both areas also have private kitchenette facilities.

The space has solid floors, suspended ceilings, excellent natural light and views over surrounding residential property. There are male and female facilities within the common areas and all floors are serviced by two passenger lifts. The building has a largely manned reception and parking is available on site as well as in nearby side roads.

ACCOMMODATION:

Area 1	119m ² (1279ft ²) approx
Area 2	125m ² (1345ft ²) approx

It should be noted that internal partitioning can be removed to create one open plan floorplate depending on specific requirements.

USE/PLANNING: - We understand the property currently falls within Class B1 (Office) of the current Use Classes Order and was most recently occupied by a healthcare business but is considered suitable for a variety of operations.



020 8961 2000

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Viewings by prior arrangement - call our team for more information

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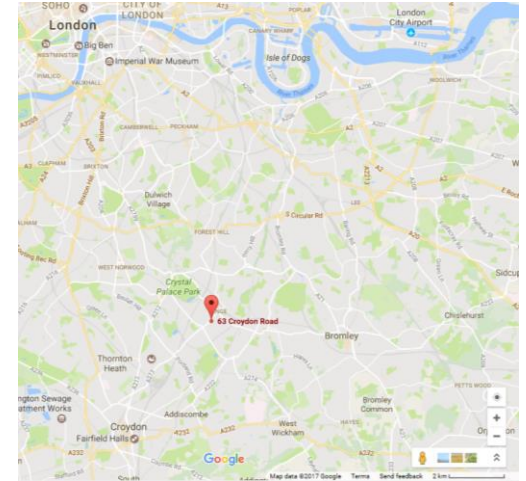
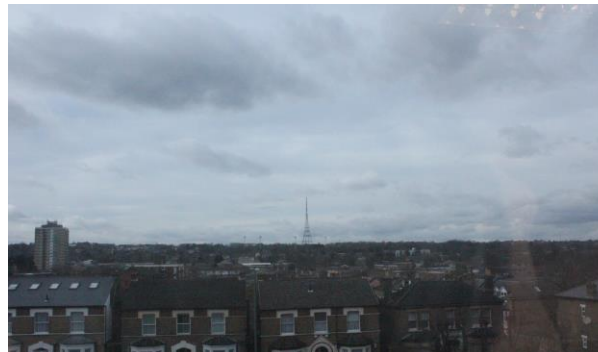
Suite 1 £19,500 and Suite 2 £20,500 per annum exclusive

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

RENT: - Suite 1 £19,500 per annum exclusive is sought. Suite 2 £20,500 per annum exclusive is sought

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

VIEWINGS: - Viewings via joint sole agents, ourselves (Tel: 0208 681 2000) and Messrs Stuart Edwards by prior arrangement.



Attn: Jerry Taylor

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