



TO LET

GROUND + THIRD FLOOR OFFICES WITH PARKING – 746 – 1,528 SQ FT
Financial House, 14 Barclay Road, Croydon, Surrey, CR0 1JN

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Rent | £1,500 pcm

DESCRIPTION

The accommodation comprises the ground and third floors of this modern stand-alone office building. Both floors have been fully refurbished. Allocated car parking is available to the rear of the property at a ratio of two spaces per floor.

LOCATION

The property is situated on Barclay Road (A232), 500m from East Croydon Train Station, which offers a regular train service to London and the South Coast as well as tramlinks connecting Beckenham with Wimbledon.

ACCOMMODATION (APPROX. NIA)

	SQ FT	SQ M	RENT (pcm)
Ground Floor	746	69.3	£1,500
Third Floor	782	72.7	£1,550
TOTAL	1,528	142	£3,050

Rents are exclusive of Business Rates and Service charge. Floors are available separately.

VAT

VAT will be charged on the quoting terms.

TENURE

New FRI leases on terms to be agreed.

AMENITIES

- Gas central heating
- Cat II lighting
- Kitchenette
- WC
- 2 parking spaces per floor
- Passenger lift
- Self-contained

SERVICE CHARGE

Year End September 2020 £5.58 per Sq Ft

BUSINESS RATES

Occupiers may benefit from Small Business Rates Relief. The Rateable Values are as follows:

- Ground floor: £12,250
- Third Floor – £11,250

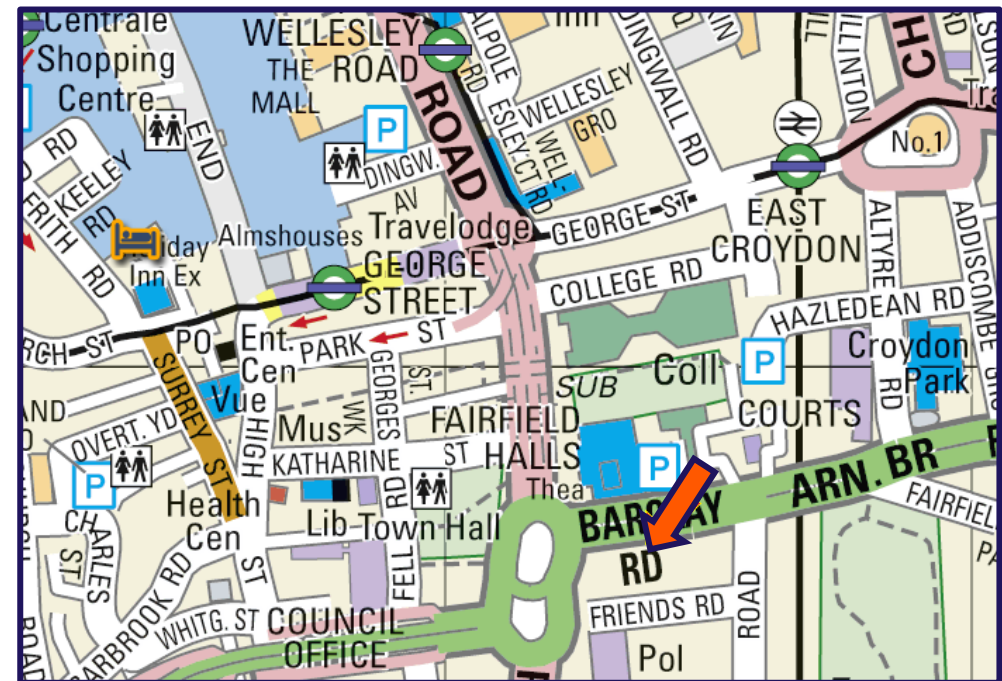
All interested parties should make their own enquiries with Croydon Council's Business Rates department. Rateable Value is not the amount you will pay.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of C-61.



VIEWINGS – 020 8662 2700

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