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TO LET

OFFICE – 643 SQ FT (59.74 SQ M)

Suite 1C Quadrant House North Block, 47 Croydon Road, Caterham, Surrey, CR3 6TR

DESCRIPTION

Quadrant House is a prominent town centre office building which has undergone extensive refurbishment and upgrade works. Suite 1C is a newly refurbished office suite benefitting from a shared kitchen/ break out area plus new WCs and shower.

LOCATION

Quadrant House is located in Caterham town centre, 160m from Caterham Train Station which provides services to Purley (13 mins), East Croydon (29 mins), London Bridge (44 mins) and London Victoria (49 mins).

Nearby amenities include a Waitrose, the Church Walk Shopping Centre including Morrisons, Boots and other national retailers and coffee shops including Costa Coffee and Caffe Nero.

Caterham is located just off the A22 between Croydon and the M25 (Junction 6 - 1.8 miles) providing excellent road connections northbound into South London, southbound via A22 and nearby M23 and east/west-wards via A25/M25. Gatwick Airport is 13 miles south.

ACCOMMODATION (NIA)

	SQ FT	SQ M
Suite 1C	643	59.74

AMENITIES

- LED lighting
- Gas fired central heating
- Refurbished WCs
- Refurbished shower
- New carpeting
- Perimeter trunking
- Refurbished communal kitchen
- New double-glazed windows
- Two passenger lifts
- 1 car parking space

SERVICE CHARGE

£8.47 per sq ft.

RATES

The Rateable Value for this property is £7,600 (2023).

Occupiers may benefit from Small Business Rates Relief, but should make their own enquiries with Tandridge District Council Business Rates Department

VAT

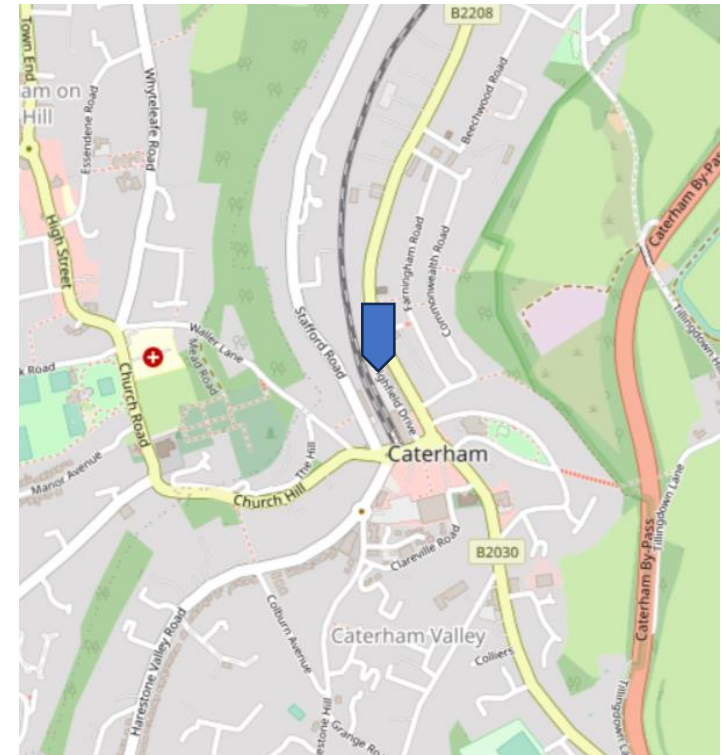
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

C-67



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