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TO LET

OFFICE – 1,504 - 3,062 SQ FT (139.72 – 284.46 SQ M)

102-104 Park Lane, Croydon, Surrey, CR0 1JF

DESCRIPTION

The property is a 3 storey office building in central Croydon. The property is available as either ground and first floor or the whole building self contained with parking and garden.

LOCATION

The property is located on Park Lane in close proximity to numerous retailers and Food & Beverage offerings and within a few minutes walk of both East and West Croydon Stations.

East Croydon Station provides regular services including to:
 London Victoria - 16 mins
 London Bridge - 12 mins
 London Blackfriars - 19 mins

West Croydon Station provides links to Sutton and Epsom and the London Overground. The tram network also stops at George Street and East Croydon, providing links west to Wimbledon and east to Beckenham.

ACCOMMODATION (NIA)

	SQ FT	SQ M
Ground	1,504	139.72
First	1,558	144.74
TOTAL	3,062	284.46

AMENITIES

- Part Suspended Ceiling
- Mix of LED and fluorescent lighting
- Double glazing
- Gas fired central heating
- Carpeted
- Male & Female WCs
- Kitchenette on each floor

RENT

£75,000 per annum.

RATES

The Rateable Value of the property is £37,500.

VAT

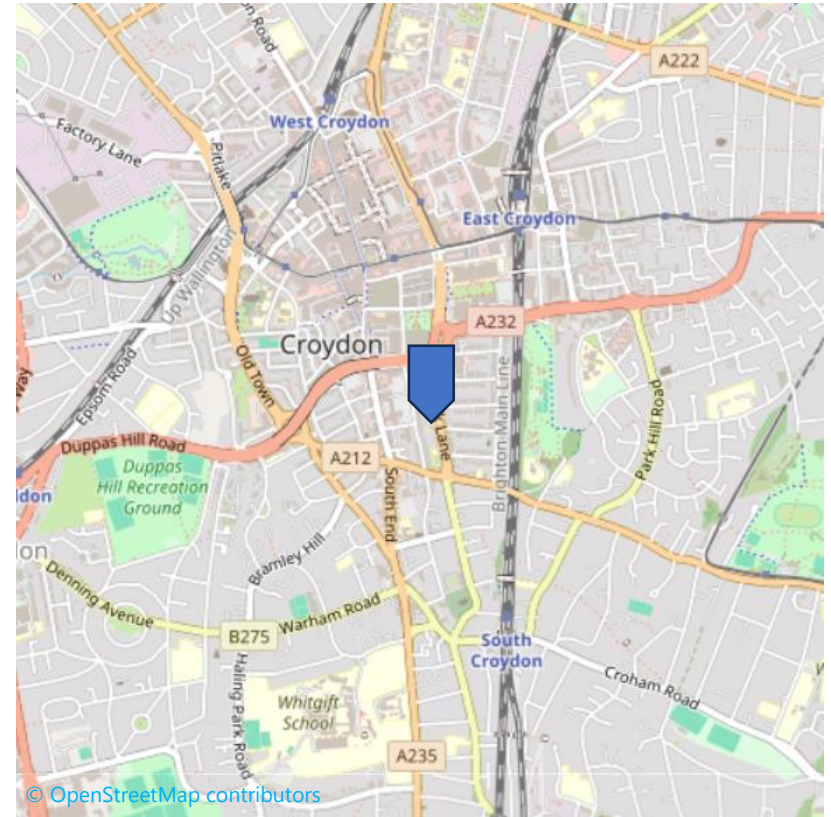
VAT is not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of C.



VIEWINGS – 020 8662 2700

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