



TO LET

THIRD FLOOR OFFICE SPACE WITH PARKING – 782 SQ FT (72.65 SQM)

Financial House, 14 Barclay Road, Croydon, CR0 1JN

DESCRIPTION

The accommodation comprises a third floor office in a stand-alone, fully refurbished building. Allocated car parking is available to the rear of the property, with two spaces allocated. The Suite is available immediately.

LOCATION

The property is situated on Barclay Road (A232) and is approximately 500 metres from East Croydon Station, which offers a regular train service to London and the South Coast.

East Croydon Station provides frequent services to:

- London Victoria - 16 mins
- London Bridge - 12 mins
- London Blackfriars – 19 mins

All of Croydon’s excellent amenities, Tramlink, Centrale, and the Whitgift, together with the proposed Westfield Shopping Centres are within walking distance.

The M23/M25 intersection is approximately 7.5 miles to the south and provides excellent access to the national motorway network.

ACCOMMODATION (NIA)

	SQ FT	SQ M
Third Floor	782	72.65

AMENITIES

- 2 Car Parking Spaces
- Cat II Fluorescent Lighting
- Carpeted
- Recently Redecorated
- Demised WCs
- Private Kitchenettes
- Passenger Lift

RENT

£20,500 per annum exclusive.

RATES

The Rateable Value of the property will be £13,000 (2023).

Parties may benefit from Small Business Rates Relief.

SERVICE CHARGE

A Service Charge is payable for the Third Floor of £10.11psf.

EPC

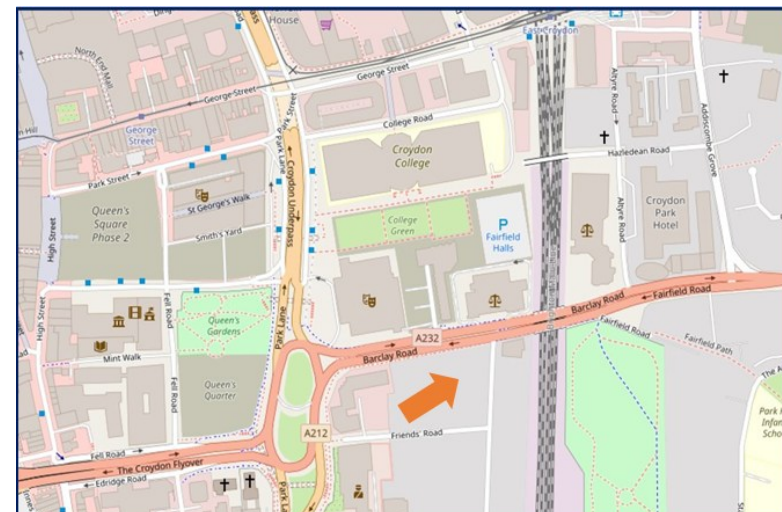
Property has an EPC Rating of C.

VAT

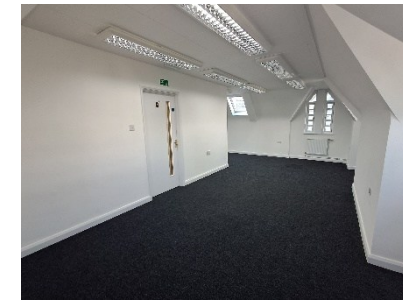
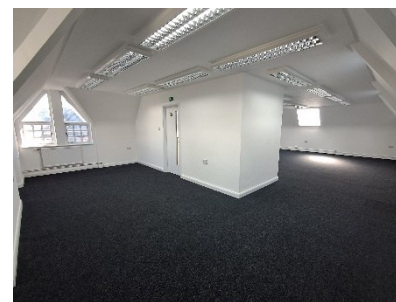
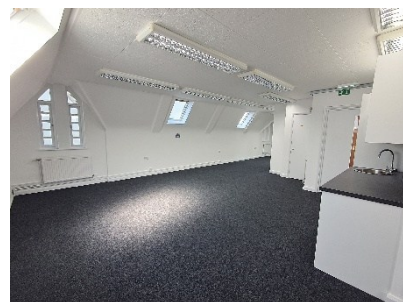
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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



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