



Second Floor, The Old House, 2 Wellesley Court Road, Croydon, CR0 1LE

Modern second floor office spaces available to let within walking distance of East Croydon station.

020 8681 2000 | info@hnfproperty.com



specialist advice on all property matters

Second Floor, The Old House, 2 Wellesley Court Road, Croydon, CR0 1LE

£15,000 Per Annum Exclusive

LOCATION: - The Old House is situated on Wellesley Court Road, adjacent to Wellesley Road (A212) just 0.3 miles from East Croydon station with transport options from bus routes, rail and Tramlink. The property is just a short walk from the Croydon Town Centre providing a range of shops and leisure facilities. Local operators include the Gym Group, Travelodge, Premier Inn Hotels.

DESCRIPTION: - The property comprises a second-floor office space within a detached period building. The demise comprises a main office with a kitchenette, second office and a meeting room. Male and female WCs are shared and located on the first floor. The property is ideally suited for commuters.

ACCOMMODATION: -

Main office	32.244m ² (347ft ²) approx.
Office 2	15.907m ² (171ft ²) approx.
Meeting room	11.9m ² (128ft ²) approx.
Kitchenette	
Communal male and female WCs	

USE/PLANNING: - We understand the property is currently used as offices and falls within Class E of the latest Town and Country Planning (Use Classes) Order.

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

RENT: - An initial rent of **£15,000 (fifteen thousand pounds)** per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £8,700. Interested parties should contact the local authority to confirm the rates PAYABLE.
www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - A new EPC has been commissioned.

VAT: - We are advised by the landlord that the property is not elected to VAT.

VIEWINGS: -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

www.hnfproperty.com
info@hnfproperty.com

 @hnfprop

Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

31st January 2024



specialist advice on all property matters



020 8769 0161

www.hnfproperty.com
info@hnfproperty.com

 @hnfprop

Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

31st January 2024



specialist advice on all property matters