

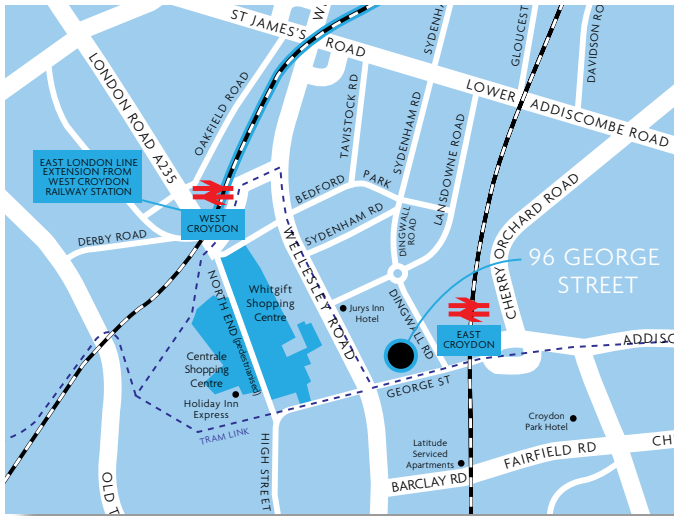
TO LET

**Ninety Six
George Street**

Croydon CR0 1PJ

Ground, first and second floor air conditioned, refurbished office suites with secure underground car parking

2,457 sq ft to 8,182 sq ft (228.3 sq m – 760.16 sq m)



Location

The premises are situated in this modern air conditioned office building almost opposite East Croyden railway station, Tramlink and bus terminus.

They are within easy walking distance of all Croyden's excellent town centre amenities.

Accommodation

The accommodation is arranged on the entire ground floor and part 1st and part 2nd floors of these attractive open plan suites which are shortly to be refurbished and will be offered in an excellent order ready for immediate occupation

Schedule of accommodation

Ground floor	2,457 sq ft (228.3 sq m)
First Floor	2,950 sq ft (274.1 sq m)
Second floor	2,775 sq ft (257.8 sq m)
Total	5,724 sq ft (531.9 sq m)

Amenities

- Commissionaire/Security
- Automatic passenger lifts
- Air conditioning
- New suspended ceilings
- LG7 lighting
- 3 compartment under floor trunking
- Carpeting
- Male and female toilets in lift lobbies on each floor
- Private office/meeting room on the ground floor
- Male and female toilets on the ground floor
- Kitchenette point on ground floor
- Secure basement car parking

Lease

The premises are available on a full repairing and insuring lease for a period of years to be agreed.

Rent

On application.

Rateable value

We understand from enquires made of the Valuation Office website that the two floors are rated at an adopted rateable value of £89,500. The ground floor has an adopted rateable value of £46,250. All parties should make their own enquiries.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.




Viewing

Viewing by appointment through joint sole agents.



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