

TO LET



SUITE 1C QUADRANT HOUSE, NORTH BLOCK, 47 CROYDON ROAD, CATERHAM, SURREY CR3 6TR
OFFICE 643 SQ FT / 59.74 SQ M

Michael
Rogers

01737 230 700
michaelrogers.co.uk

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

Newly refurbished office suite

VIEWINGS – 01737 230739 David Smith t : 07801 700656 e : david.smith@michaelrogers.co.uk



RENT: £22.50 per sq ft

LOCATION

Quadrant House is a refurbished and modernised office building located in Caterham town centre. The property is within a short walking distance of Caterham station which provides rail services to Purley (13 minutes), East Croydon (29 minutes), London Bridge (44 minutes) and London Victoria (49 minutes).

Caterham benefits from excellent road connections with easy access to the A22 and the M25 (Jct 6) and the national motorway network.

The town's amenities include the Church Walk Shopping Centre which boasts many of the major national retailers, coffee shops and restaurants. A Waitrose store is within close proximity of Quadrant House.

DESCRIPTION

Quadrant House is a refurbished and modernised office building situated in Caterham town centre. Suite 1C has recently undergone refurbishment and benefits from a shared kitchen / breakout area, new WCs and shower facilities.

ACCOMMODATION (NIA)

Suite 1C 643 sq ft 59.74 sq m

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

RATES

RV £7,600 (2023).

SERVICE CHARGE

£8.46 per sq ft.

LEGAL COSTS

Each party to bear their own legal fees

VAT

VAT will be chargeable at the current rate.

EPC

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