SUITES 1A & 1C QUADRANT HOUSE, NORTH BLOCK, 47 CROYDON ROAD, CATERHAM, SURREY CR3 6TR

TO LET **643 sq ft & 900 sq ft (59.74 sq m & 83.61 sq m)**

Michael Rogers
01737 230 700
michaelrogers.co.uk

Suites 1A & 1C Quadrant House North Block, 47 Croydon Road, Caterham, SURREY CR3 6TR

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

Michael Rogers

RENT: Suite 1A £17,000 per annum exclusive - Suite 1C 12,000 per annum exclusive.

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 the property.

DESCRIPTION

Quadrant House is a refurbished and modernised office building situated in Caterham town centre. Both suites are newly refurbished with LED lighting and new carpeting. The suites benefit from a shared kitchen / breakout area together with new WCs and shower..

AMENITIES

- LED lighting
- Gas fired central heating
- Refurbished WCs
- Refurbished shower
- New carpeting
- Refurbished communal kitchen
- New double glazed windows
- Two passenger lifts
- 1 car parking space per suite

ACCOMMODATION

Suite 1A :	900 sq ft	83.61 sq m
Suite 1C :	643 sq ft	59.74 sq m

RATEABLE VALUE

Suite 1A : £13,250
Suite 1C : £9,000

Occupiers may benefit from small business rates relief but should make their own enquiries with Tandridge District Council.

SERVICE CHARGE

C. £12.40 per sq ft. (Including building insurance & electricity)

LEGAL COSTS

Each party to bear their own legal fees

VAT

VAT will be chargeable at the current rate.

EPC

Suite 1A : C-62
Suite 1C : C-67

ANTI MONEY LAUNDERING

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