

TO LET



SUITES 1B & 1C QUADRANT HOUSE, NORTH BLOCK, 47 CROYDON ROAD, CATERHAM, SURREY CR3 6TR
TO LET 643 sq ft – 1,412 sq ft (131.18 sq m)

**Michael
Rogers**

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

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RENT: £19.50 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 the property.

DESCRIPTION

Quadrant House is a refurbished and modernised office building situated in Caterham town centre. Suite 1C is newly refurbished with LED lighting and new carpeting. Suite 1B is available from December 2024 and features wood laminate flooring. The suites benefit from a shared kitchen / breakout area together with new WCs and shower. The accommodation is available as individual units or as a whole.

AMENITIES

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

ACCOMMODATION

Suite 1B :	769 sq ft	71.44 sq m
Suite 1C :	643 sq ft	59.74 sq m
TOTAL :	1,412 sq ft	131.18 sq m

RATEABLE VALUE

Suite 1B : £9,400

Suite 1C : £7,600

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

SERVICE CHARGE

£8.35 per sq ft.

LEGAL COSTS

Each party to bear their own legal fees

VAT

VAT will be chargeable at the current rate.

EPC

Suite 1B : C-60

Suite 1C : C-67

ANTI MONEY LAUNDERING

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