

FOR SALE

FREEHOLD OFFICE BUILDING - 3,300 SQ FT WITH RESIDENTIAL RE-DEVELOPMENT POTENTIAL

WITHIN A 5 MINUTE WALKING DISTANCE OF SOUTH CROYDON STATION



33 BRIGHTON ROAD (A235) SOUTH CROYDON, SURREY CR2 6EB

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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

The property is located on the A235 Brighton Road, which is the main arterial road linking Croydon with Purley, Coulsdon and the M25 to the south. There are a number of bus services serving Brighton Road offering easy access to Croydon town centre and the surrounding areas. The property is within 5-minute walking distance to South Croydon Station. A location plan and street view can be viewed through Google Maps by typing in the property's postcode CR2 6EB

DESCRIPTION

The property forms an attractive modern purpose-built office building of yellow brick construction under a slate tiled pitched roof. The accommodation which offers approximately 3,300 sq ft (306.6 sq m) is arranged over ground, first and second floors. The property benefits from front and rear access with the latter connecting to the building's dedicated car parking area.

SITE AND PROPERTY FEATURES

- Video entry phone system
- Male, female & DDA toilets
- Underfloor communication trunking
- Gas fired central heating
- Double glazed windows
- Fitted kitchenettes
- Private offices/meeting rooms
- 8 parking spaces

TENURE

Freehold with vacant possession.

GUIDE PRICE

£1,500,000

RE-DEVELOPMENT POTENTIAL

Class O of The Town and Country Planning (General Permitted Development) (England) Order 2015 allows for conversion of offices to any number of dwellings. Interested parties are advised to consult with a qualified town planner to verify the current rules and restrictions.

BUSINESS RATES (2021/2022 FINANCIAL YEAR)

Further details on request.

VIEWING ARRANGEMENTS

By appointment through Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

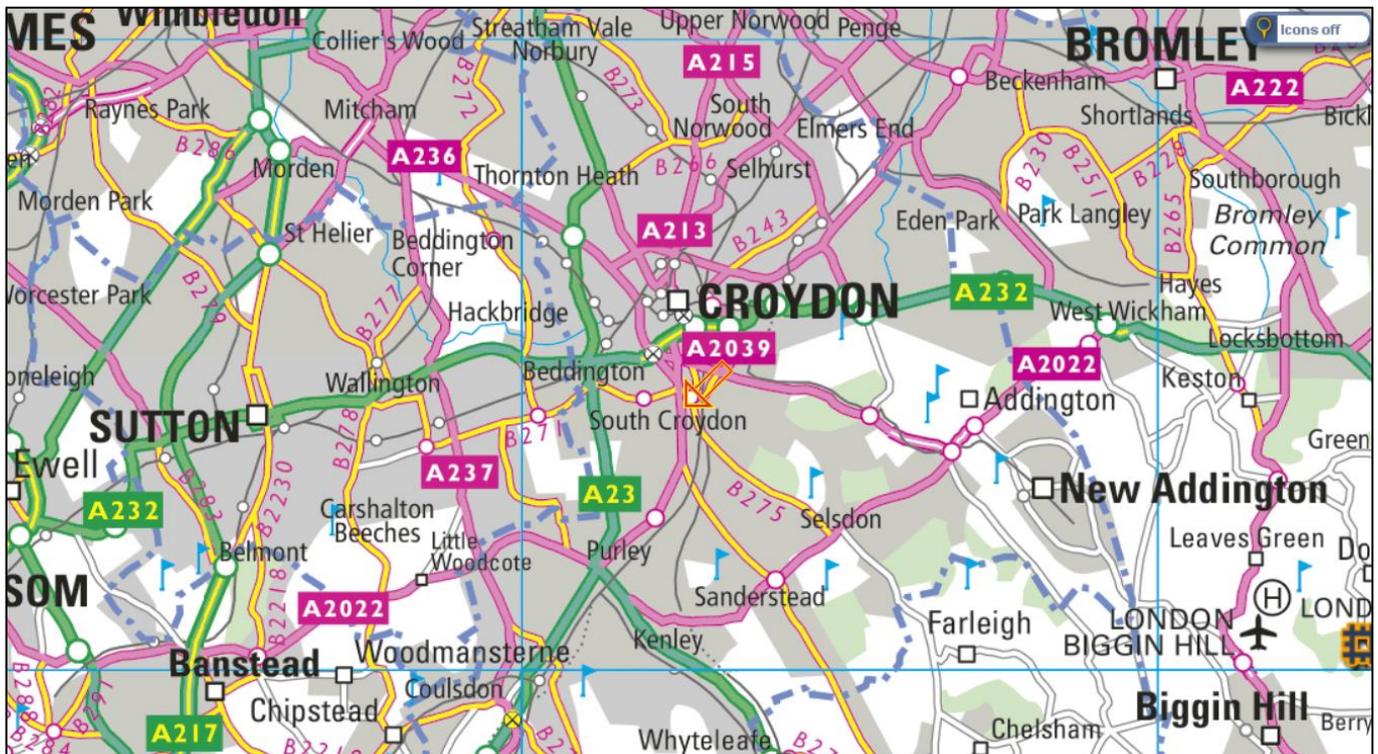
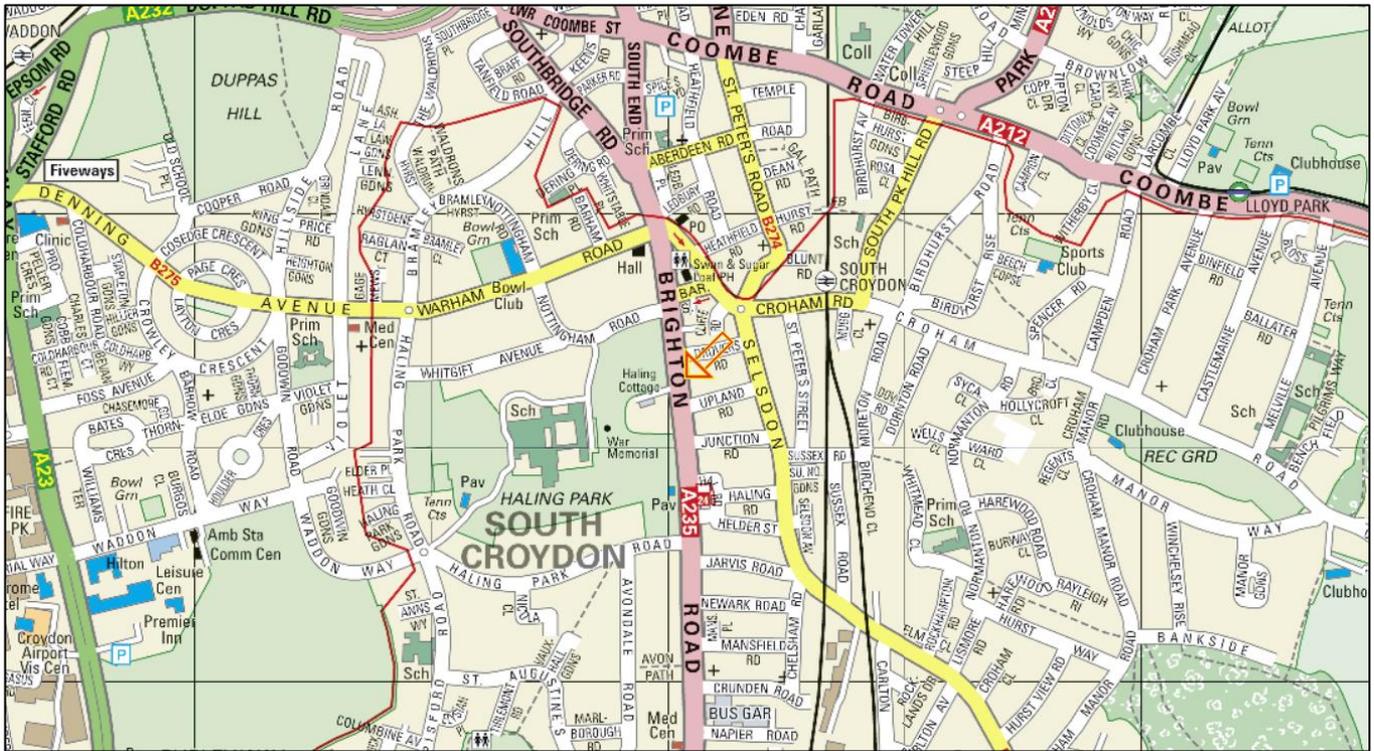
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LOCATION MAPS - NOT TO SCALE



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating for this property falls under Band C (73). A full copy of the report can be emailed or found at www.ndepregister.com (postcode search CR2 6EB)

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