

**MAKING
PROPERTY
WORK**
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5 RUSSELL HILL PLACE, PURLEY CR8 2LH



TO LET

STUDIO / OFFICE – 4,177 SQFT
5 RUSSELL HILL PLACE, PURLEY CR8 2LH

DESCRIPTION

The property comprises ground and basement floor accommodation.

Local occupiers include KFC, Sainsburys, Costa Coffee and other retailers.

LOCATION

The subject property is situated on Russell Hill Place, accessed off Russell Hill Place Car Park.

Purley Railway Station is located 0.2 miles from the property, providing services to London Bridge, London Victoria, East Croydon, Gatwick Airport, Redhill, Reigate and Caterham.

Bus routes also operate in close proximity.

ACCOMMODATION

	SQ FT	SQ M
BASEMENT	1,744	162
GROUND	2,433	226
TOTAL	4,177	388

AMENITIES / OPPORTUNITY

- Arranged over basement and ground floors
- Kitchen and WC facilities
- Located in Purley town centre

RENT

£35,000 per annum exclusive.

RATES

The property has a Rateable Value of £28,500.

VAT

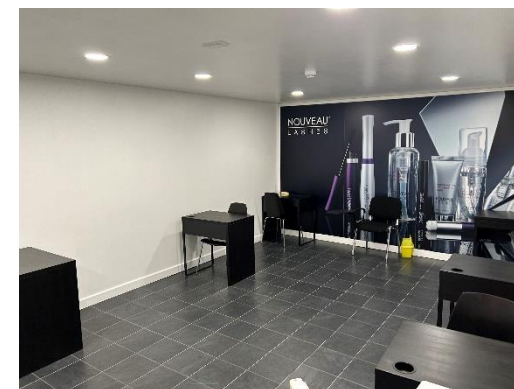
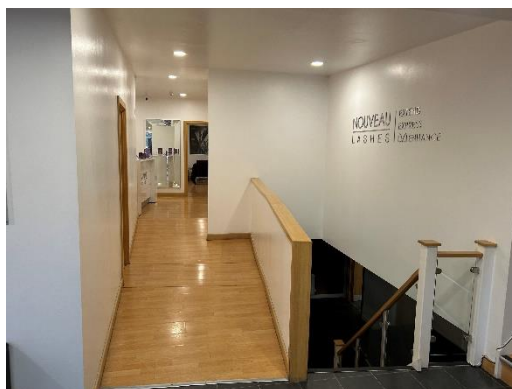
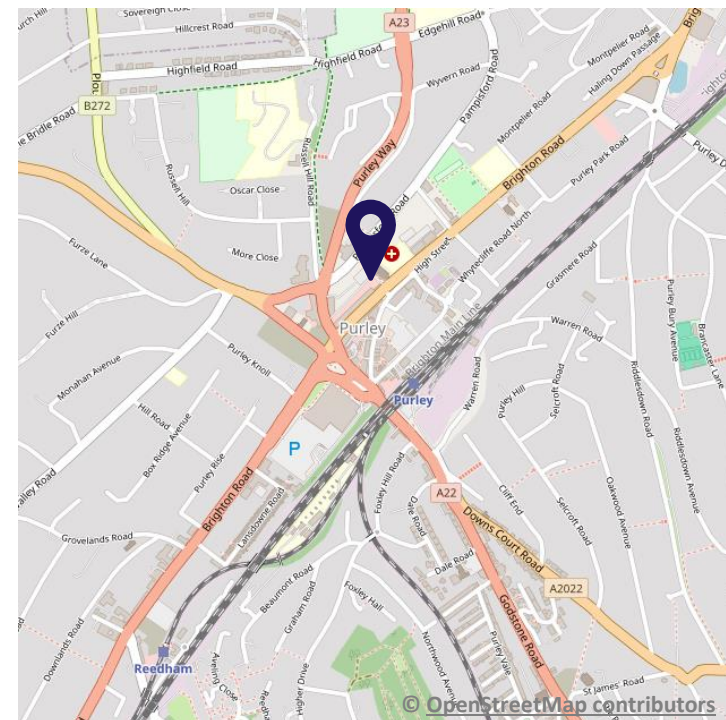
VAT will be chargeable on the terms quoted.

EPC

The property has an EPC rating C.

LEGAL COSTS

Each party to be responsible for their own legal costs.



VIEWINGS – 020 8662 2700

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