

# TO LET

RETAIL – 709 SQ FT (65.86 SQ M) 1 AMP HOUSE, DINGWALL ROAD, CROYDON CR0 2NA

## DESCRIPTION

- 709 sq ft of ground floor retail space
- Situated under 100,000 sq ft of offices
- Excellent location

## LOCATION

The property is on Dingwall Road located directly opposite Box Park and the New Ruskin Square office development. Central Croydon provides a range of shopping and leisure facilities including The Whitgift Centre.

Situated directly opposite East Croydon Station, providing regular services to London and Gatwick.

## **ACOMMODATION (NET INTERNAL AREA)**

	SQ FT	SQ M
TOTAL	709	65.86

#### RENT

£35.000 PAX.

## SERVICE CHARGE

A service charge will be payable.

**EPC** 

The property has an EPC rating C.

RATES

The property has a Rateable Value of £19,250.

VAT

VAT will be chargeable on the terms quoted.

#### **LEGAL COSTS**

Each party to be responsible for their own legal costs.









#### **VIEWINGS – 020 8662 2700** Matt Morris **Richard Pyne Aaron Bell**

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