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PROPERTY
WORK**

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TO LET

GROUND AND FIRST FLOOR OFFICES / CLASS E

3,000 – 11,499 SQ FT (279 – 1,068 SQ M)

Purley Point, 1 High Street, Purley, CR8 2AA

LOCATION

The property is located on Purley High Street in close proximity to Purley Station with its regular train services to East Croydon (5 minutes), London Bridge (22 minutes), London Victoria (25 minutes), Redhill (9 minutes) and Gatwick Airport (21 minutes)

Purley is located at the junction of the A22 and A23, both of which link to the M25 at junctions 6 and 7 respectively.

Local facilities in Purley include a Tesco Store opposite, Sainsburys Local, Boots, Pizza Express and a large variety of local and independent restaurants and cafes.

DESCRIPTION

Purley Point is a self-contained purpose built office building arranged over four floors. Ground and 1st floors are available to let. Of interest to office occupiers as well as alternative Class E users including medical, dental, vets and gyms.

The available accommodation comprises the ground and first floors, both arranged as large predominantly open plan work spaces. The space could be split to provide space from 3,000 sq ft. To be refurbished to suit an incoming occupier.

The ground floor benefits from direct access from a large reception area which is shortly to receive a comprehensive refurbishment.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor Office	5,582	518.58
First Floor Office	5,917	549.70
TOTAL	11,499	1,068.28

AMENITIES

- Suspended ceiling
- LED lighting
- Air conditioning
- Double glazing
- Access raised floors
- Manned reception
- Entry card system
- 24/7 access
- Two Personnel lifts
- On site car parking

TENURE

Full repairing and insuring leases are available on terms to be agreed.

RENT

£25.00 per sq ft

RATES

Rateable value for ground and first floors is £149,000.
Estimated rate payable: £7.07 per sq ft.

SERVICE CHARGE

There will be a service charge to cover the upkeep of the common areas.
Estimate: £12.25 psf (2024-25)

VAT

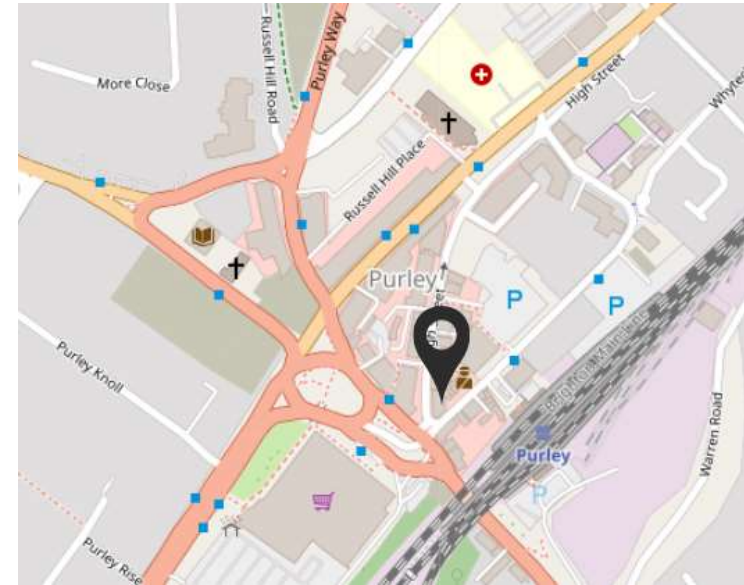
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of B.



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