

D1 Educational Facility or Self Contained Office

Close to East Croydon Station.

23,980 sq.ft with 5 car spaces

**Currently fitted out as classrooms
but easily converted to office
accommodation**

**Citylink, 2 Addiscombe Road,
Croydon, CR9 5AF**

Location:

Citylink can be accessed via Addiscombe Road and is well served by transport links and local amenities on George Street and nearby High Street.

East Croydon Station and tram link is opposite providing a fast service into London Victoria.

Description:

A self contained property over 5 floor's which was comprehensively refurbished in 2014, including new air conditioning, raised floors and LG7 lighting.

The tenant undertook a fit out to provide 14 classrooms, break out space and offices. This fit out can be retained or remove to provide open plan office accommodation.

EPC:

An Energy Performance Certificate is attached to these particulars.



Planning:

The London Borough of Croydon granted consent on 16 January 2015 to use the ground to fourth floor for flexible B1 (office) / D1 (educational) use (ref – 14/04818/P)

The consent limits the hours of use to Monday to Friday 08:00 to 21:00 and Saturday/Sunday 08:00 to 18:00.

Rates:

The Valuation Office Agency website advises the 2017 Rateable Value for the property is currently £350,000.

Interested parties are advised to seek independent advice on the Rates payable.

Floor Area:

The property provides the following net internal floor areas:

Floor	Sq Ft	Sq M
G	5070	471.02
1	4996	464.14
2	4996	464.14
3	4945	459.41
4	<u>3973</u>	<u>369.10</u>
	23,980sq ft	2227.81sq m

Terms:

The property is held on a 10 year Lease from 13 November 2014 with a rent review and tenant only break option on the 13 November 2019 (subject to a 3 month rent penalty). If the break is not exercised an additional 3 months rent free is available.

The current rent passing is £521,601pax.

The property is available for an immediate assignment or underlease.

Legal Costs:

Each party to bear their own professional costs

Viewings:

For further information, or an appointment to view, please contact:

Simon Harper
Jaggard Baker LLP
Tel: 01494 689614
Email: srh@jagbak.co.uk

Particulars dated 06.09.2017

Important Notice

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VAT

VAT may be payable on the purchase price and/or on the rent and/or on other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position.

Energy Performance Certificate

Non-Domestic Building



Citylink House
2 Addiscombe Road
CROYDON
CR9 6AF

Certificate Reference Number:
0730-0634-4639-0599-6096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 70

This is how energy efficient the building is,

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 2687
Building complexity (NOS level): 4
Building emission rate (kgCO₂/m²): 49.53

Benchmarks

Buildings similar to this one could have ratings as follows:

27

If newly built

79

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.