

# Croydon

## Cygnat House

### 12-14 Sydenham Road

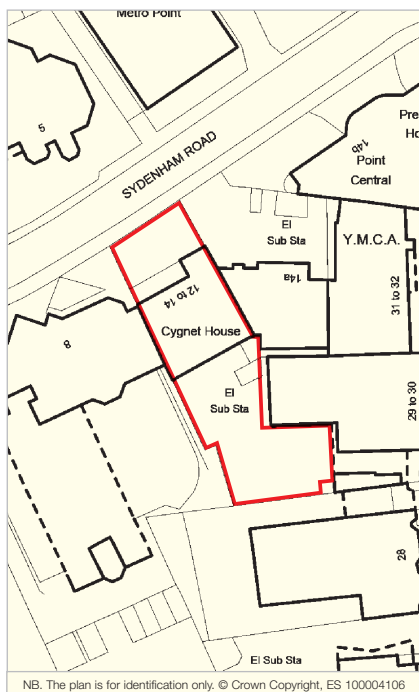
### Surrey

### CR0 2EE

- **Town Centre Freehold Office Investment**
- Eleven storey town centre office building providing 2,004.96 sq m (21,582 sq ft) serviced office suites
- Walking distance from East and West Croydon, tram links and rail stations
- On-site car parking for 26 cars
- Total Current Gross Rents Reserved

**£339,144 pa**  
**plus Vacant Possession**  
**of 12 Suites comprising**  
**484.6 sq m (5,216 sq ft)**  
**and 3 Parking Spaces**

**SIX WEEK COMPLETION**  
**AVAILABLE**



**Tenure**  
Freehold.

## Location

Croydon is one of the principal retail centres south of London located approximately 9 miles to the south of Central London. The town lies adjacent to the A23 which gives direct access to the National Motorway Network via the M23 and M25. It also has excellent rail links, with East Croydon Station providing frequent fast trains direct to London (Victoria), London Bridge and Blackfriars, as well as regular services to the South Coast and Gatwick Airport. The tram service provides a further link to major centres such as Wimbledon.

The property is situated on the south side of Sydenham Road which runs east off Wellesley Road (A212) midway between East and West Croydon Rail Stations, West Croydon Overground Station, East Croydon and Wellesby Road Tramlink are all within easy walking distance.

The immediate area is predominantly office buildings together with Jurys Inn and Premier Inn hotels and a large multi-storey car park.

## Description

The property is arranged on basement, ground and ten upper floors to provide 46 office suites of varying sizes together with kitchenette and WC facilities on each floor. The property benefits from a ground floor reception and 2 passenger lifts which serve ground to ninth floors together with on-site parking for 26 cars. There are two aerial masts on the roof.

The property provides the following accommodation and dimensions:

|                      |             |               |
|----------------------|-------------|---------------|
| <b>Ground Floor</b>  | 151.15 sq m | (1,627 sq ft) |
| <b>First Floor</b>   | 240.05 sq m | (2,584 sq ft) |
| <b>Second Floor</b>  | 175.95 sq m | (1,894 sq ft) |
| <b>Third Floor</b>   | 190.91 sq m | (2,055 sq ft) |
| <b>Fourth Floor</b>  | 199.27 sq m | (2,145 sq ft) |
| <b>Fifth Floor</b>   | 178.55 sq m | (1,922 sq ft) |
| <b>Sixth Floor</b>   | 181.62 sq m | (1,955 sq ft) |
| <b>Seventh Floor</b> | 191.75 sq m | (2,064 sq ft) |
| <b>Eighth Floor</b>  | 203.54 sq m | (2,191 sq ft) |
| <b>Ninth Floor</b>   | 199.27 sq m | (2,145 sq ft) |
| <b>Tenth Floor</b>   | 92.90 sq m  | (1,000 sq ft) |

**Total** 2,004.96 sq m (21,582 sq ft)

## Tenancy

The property is let on 34 office licences plus two roof aerals and 14 car park licences producing £339,144 per annum gross. A schedule of lettings is available from the Auctioneers. The Vendors hold total rent deposits of £29,057.81.

## VAT

VAT is not applicable to this lot.

## Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

## Energy Performance Certificate

EPC Rating 82 Band D (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Ms N Corner, BPE Solicitors. Tel: 01242 708812 e-mail: [nicky.corner@bpe.co.uk](mailto:nicky.corner@bpe.co.uk)



