

TO LET

SPACIOUS OFFICE
AVAILABLE IN
PURLEY OAKS

whozoo.

CROYDON

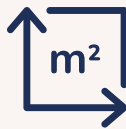
📍 98 Braemar Avenue, Croydon, London CR2 0QB

Price **£30,000** Per Annum



Property Type

FLEXIBLE COMMERCIAL



Size

1,683 SQFT



Tenure

LEASEHOLD



Borough

CROYDON



Planning Granted

NO



Existing Use

USE CLASS E



www.whozoo.co.uk



0333 200 8330



info@whozoo.co.uk

Tenanted



NO

Local Train Stations



Purley Oaks (0.1 miles)
Sanderstead (0.4 miles)
Purley (0.8 miles)

VAT Applicable



No

Rateable Value

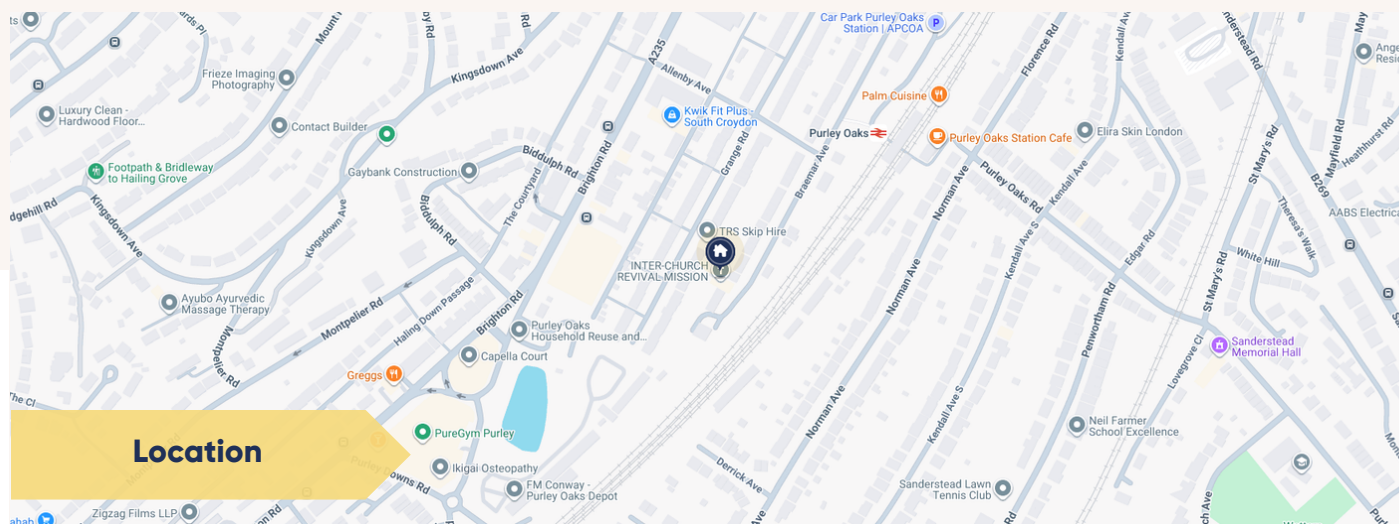


£15,000

EPC



B



Location



Additional Information

The property comprises approximately 1,683 sq ft of E Class commercial accommodation arranged predominantly as open-plan office space, with a number of ancillary rooms located to the rear suitable for storage, meeting rooms, private offices, or staff facilities.

The premises has been occupied by a printing company for over 20 years and benefits from a flexible layout capable of accommodating a range of business requirements. Externally, the property benefits from six allocated parking spaces.

Located within the centre of Purley Oaks, the property is situated approximately 0.1 miles from Purley Oaks railway station, providing direct rail services to Central London, Croydon, and surrounding areas.

Under its E Class planning designation, the property may be suitable for a variety of occupiers including:

- Professional offices
- Accountancy and legal practices
- Estate and letting agencies
- Medical and healthcare providers
- Physiotherapy and wellness clinics
- Educational and training centres
- Creative and design studios
- Research and development businesses
- Financial and business consultancy services
- Recruitment agencies
- Marketing and media companies
- Showroom uses (subject to requirements)

Interested parties should make their own enquiries regarding planning and suitability for their intended use.



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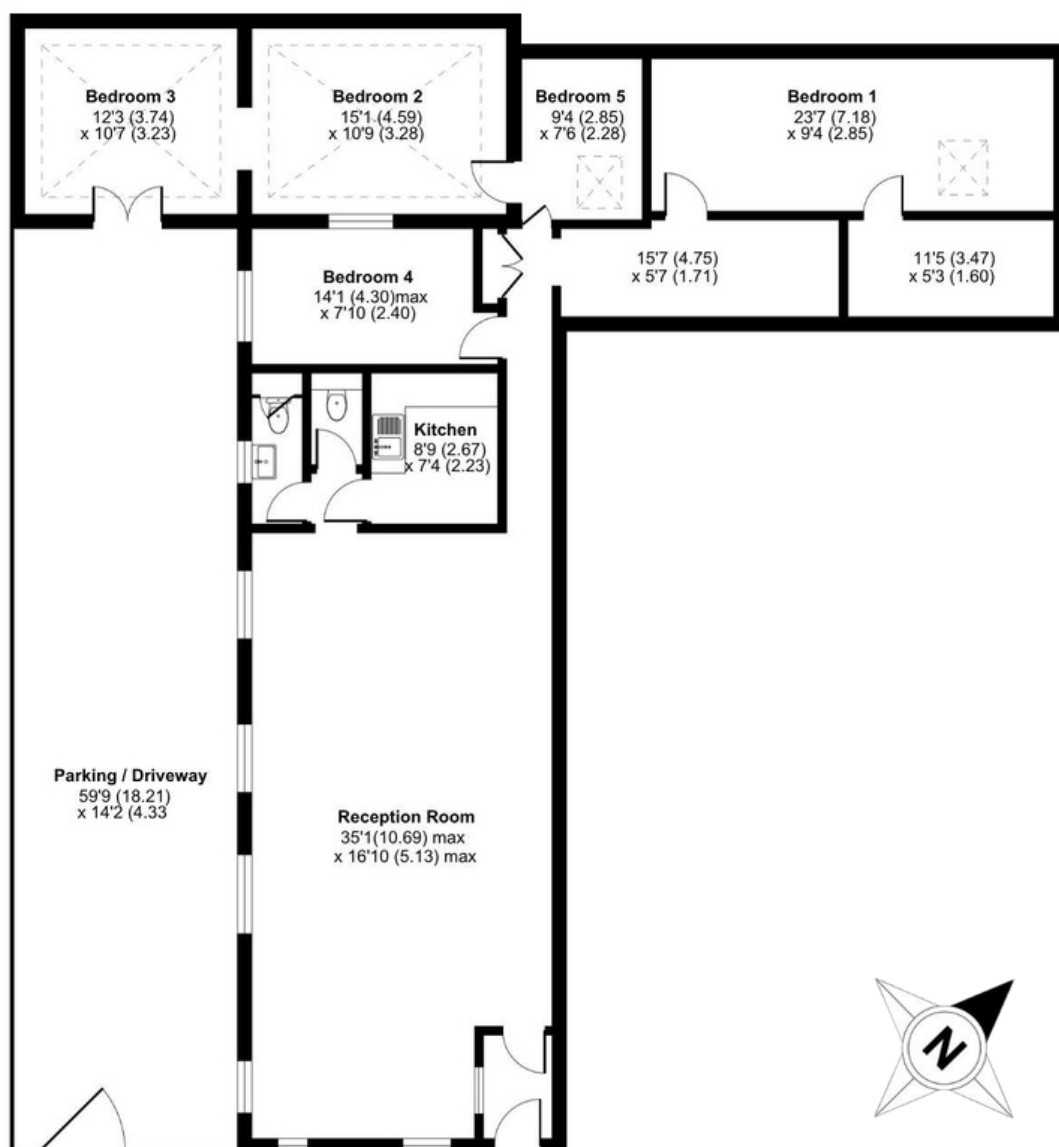
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FLOORPLAN

Braemar Avenue, South Croydon, CR2 0QB

Approximate Area = 1683 sq ft / 156.3 sq m

For identification only - Not to scale





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