

Croydon  
37 Tamworth Road, CR0 1XT



D1 use. Entire character building with parking

to let



On the instructions of  
**CROYDON**  
[www.croydon.gov.uk](http://www.croydon.gov.uk)

On behalf of Croydon Council a tenant is sought to take a lease over 37 Tamworth Road Croydon which is locally listed and located in the Centre of Croydon. The property has D1 use and other uses will **not** be considered.

Croydon Council has a preference for the new tenant to use the premises as a community use based on supporting the Councils youth policies, education needs, public healthcare, job creation and cultural aspirations.

### Description

This historic and Locally Listed building is arranged Ground, basement and three upper levels. It extends to the following approximate areas and dimensions:-

Ground	453.7 sqm	4,884 sqft
Mezzanine	176.0 sqm	1,894 sqft
First	491.8 sqm	5294 sqft
Second	160.7 sqm	1730 sqft
Basement boiler room	n/a	n/a
Total	1282.2 sqm	13,802 sqft
Car parking	28 spaces on site.	

### Tenure

A new FRI lease for a term to be agreed between 10 and 25 years is to be granted. The lease will be granted outside the L & T Act 1954

### Rent

Offers in the region of £165,000 pax are sought

### Property condition

The property is to be let as is and the tenant is to be responsible for putting the property into good condition.

### Rates

We are informed that the RV of the property is £133,000

### VAT

The property is not elected for VAT

### EPC

Band -

### Viewing Dates

The premises will be opened up for general viewing as follows. Viewings outside these times will not be available.

Wednesday 9 <sup>th</sup> August	10am to 11am
Monday 14 <sup>th</sup> August	4pm to 5 pm
Thursday 17 <sup>th</sup> August	12pm to 1pm
Tuesday 12 <sup>th</sup> September	2pm to 3pm
Wednesday 20 <sup>th</sup> September	10 am to 11 am

If you wish to view please confirm to the sole agents.

### Offers

Rental offers are to be submitted to the agents by 5pm on the 29<sup>th</sup> September 2017. The offer form together with further technical information on the building is available on request.

### Further information

Please contact sole agents Stiles Harold Williams.

<b>Nigel Evans</b> DL: 020 8662 2728 Email: <a href="mailto:nevans@shw.co.uk">nevans@shw.co.uk</a>	<b>David Rundle</b> DL: 020 8662 2747 Email: <a href="mailto:drundle@shw.co.uk">drundle@shw.co.uk</a>
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Subject to contract

69 Park Lane, Croydon, CR0 1BY  
making property work

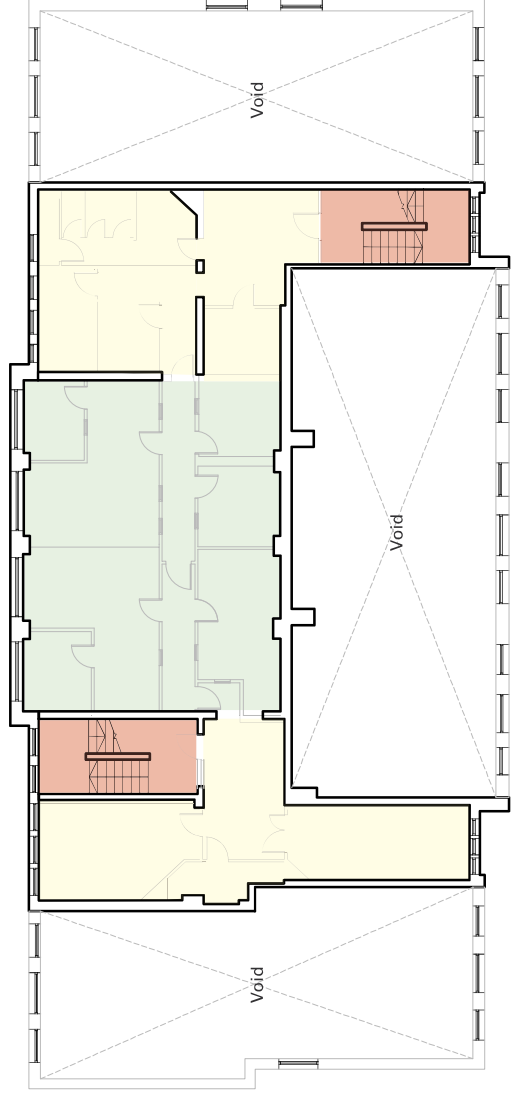
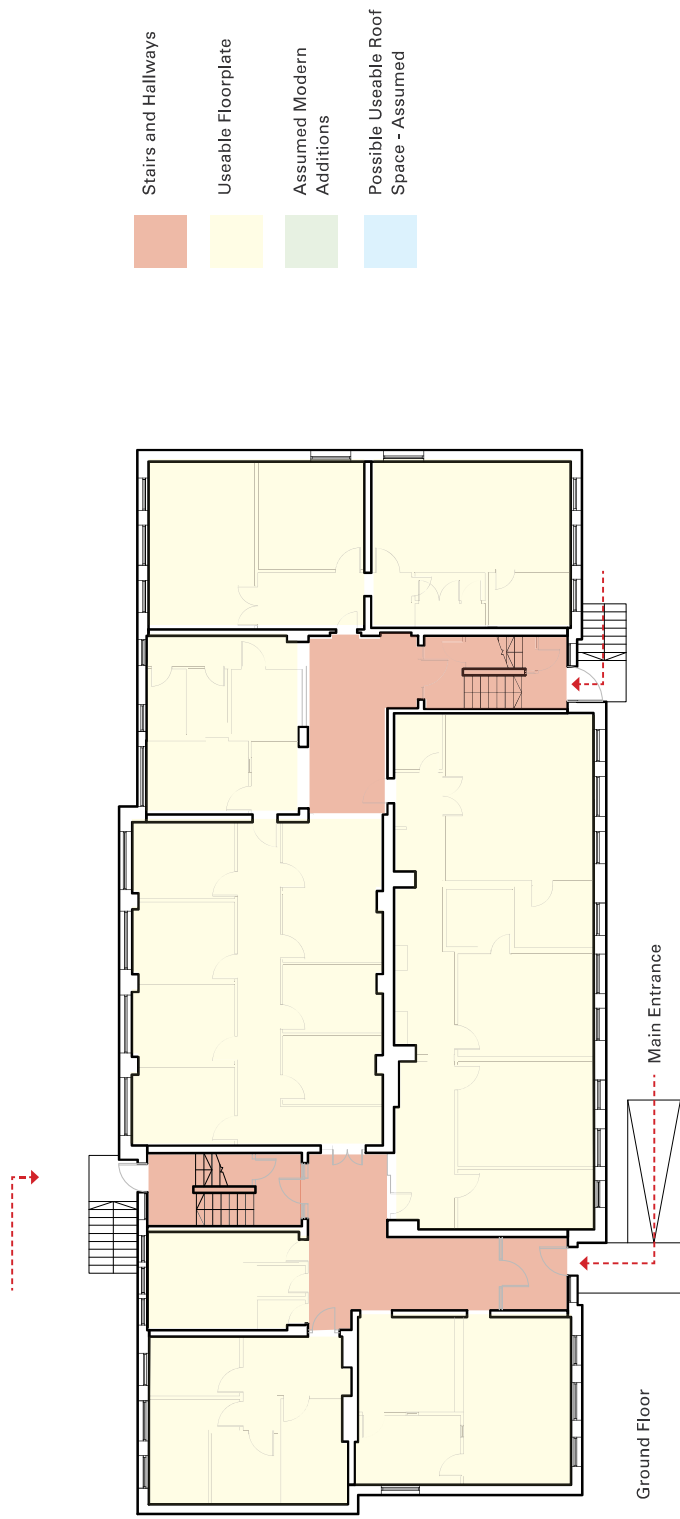
020 8662 2700



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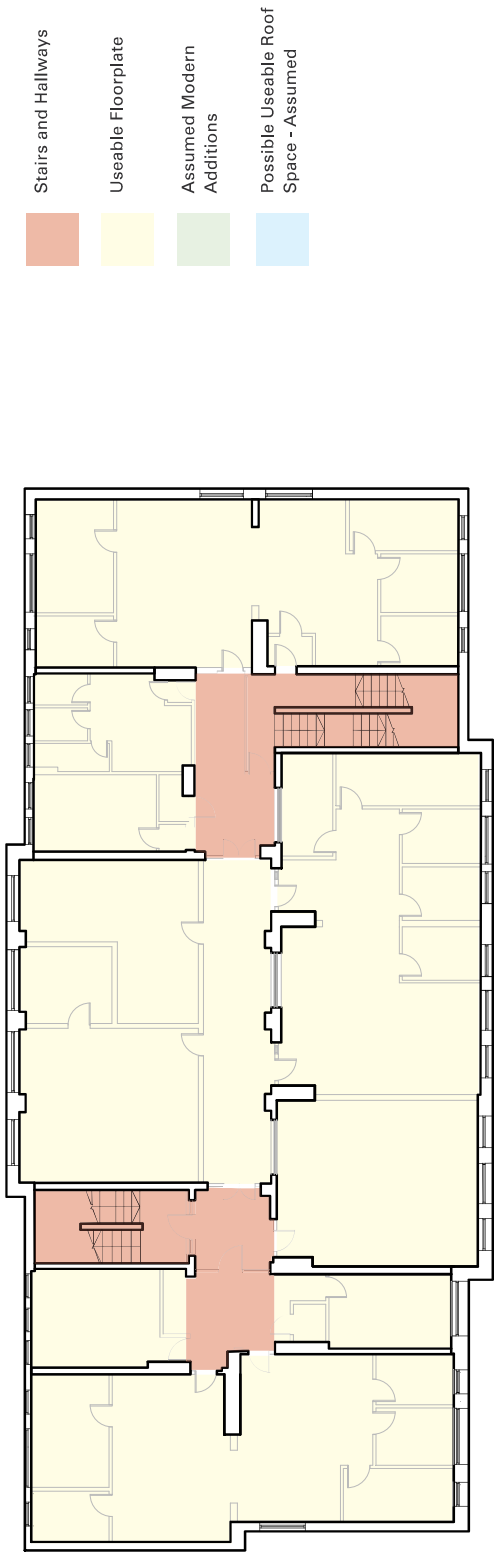
# 1.5 Existing Building Ground Floor & Mezzanine



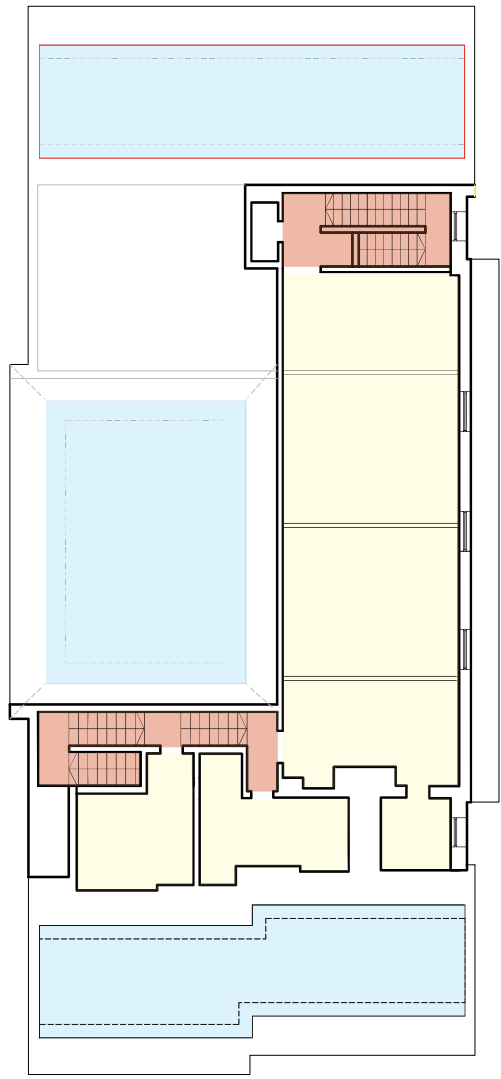
- Stairs and Hallways
- Useable Floorplate
- Assumed Modern Additions
- Possible Useable Roof Space - Assumed

**NOTE: ALL INTERNAL LAYOUTS (EXISTING AND PROPOSED) AND AREAS FOR THE EXISTING BUILDING ARE ASSUMED PENDING A FULL INTERNAL SURVEY**

# 1.5 Existing Building First Floor & Second Floor



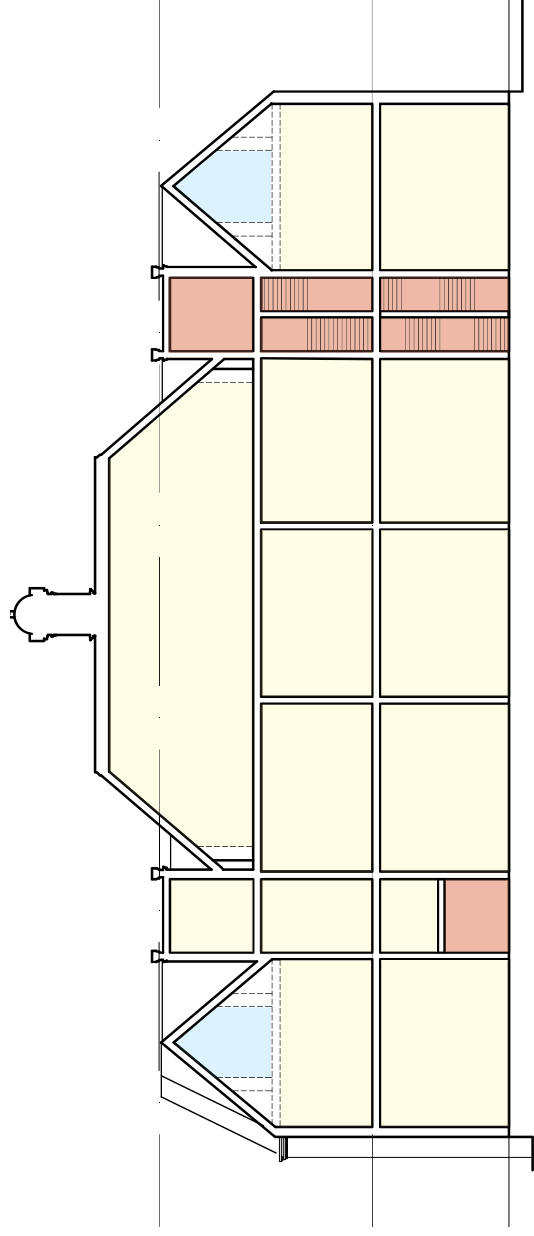
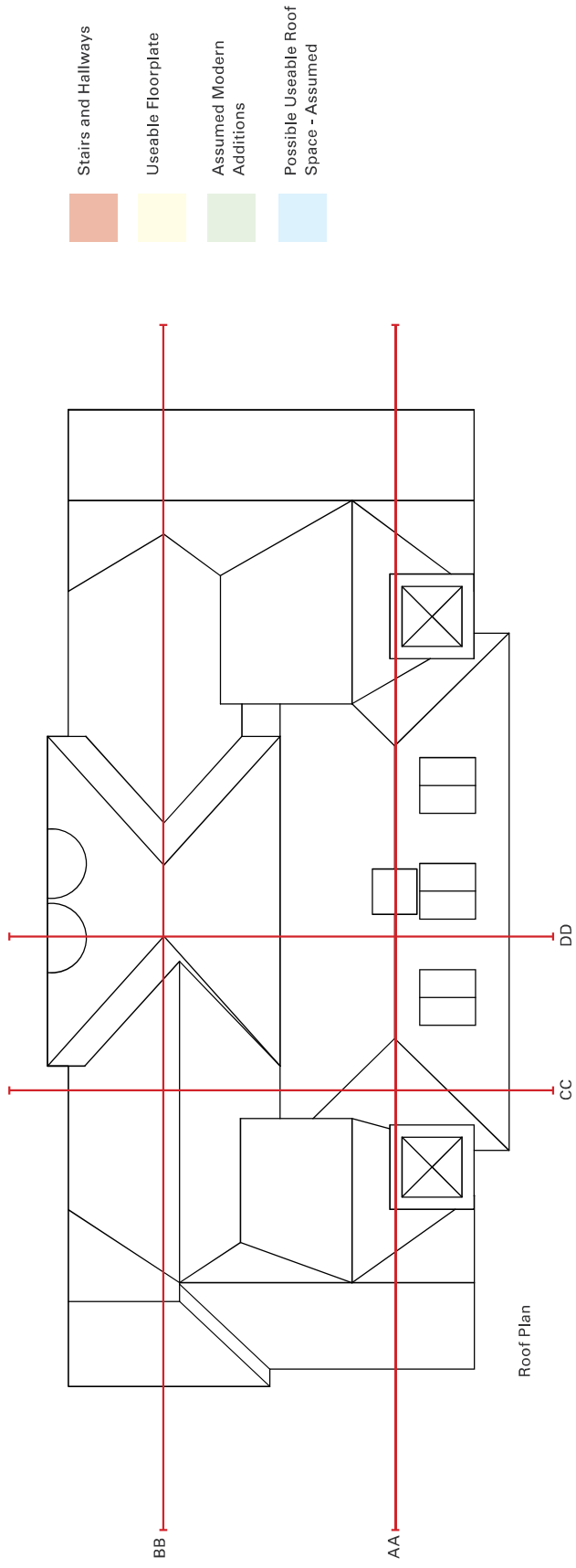
First Floor



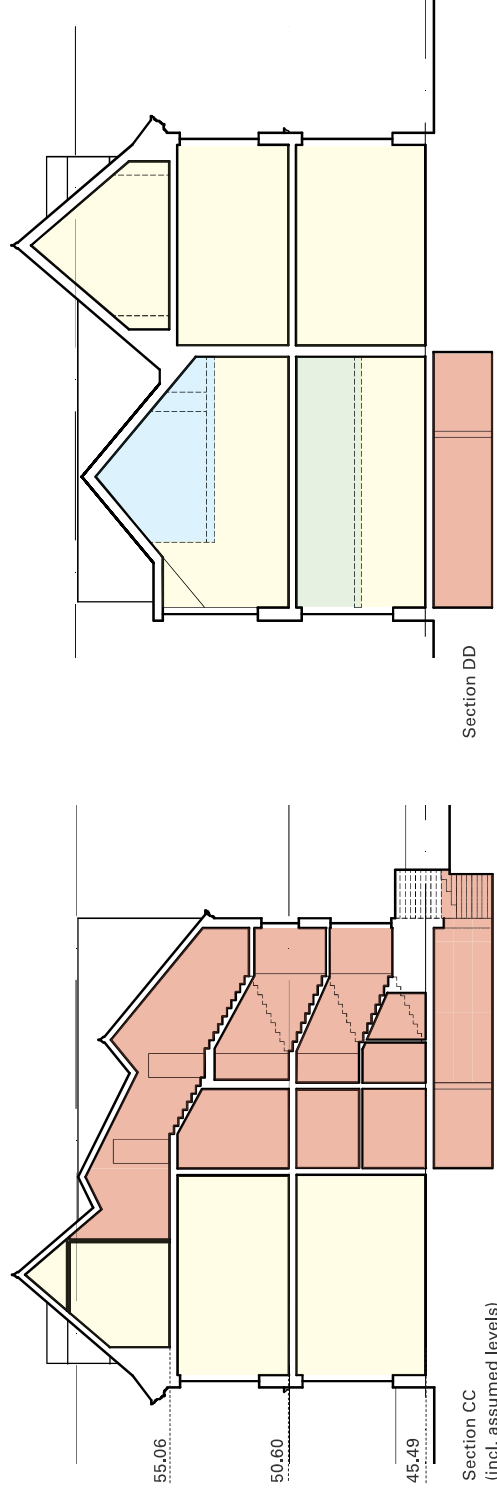
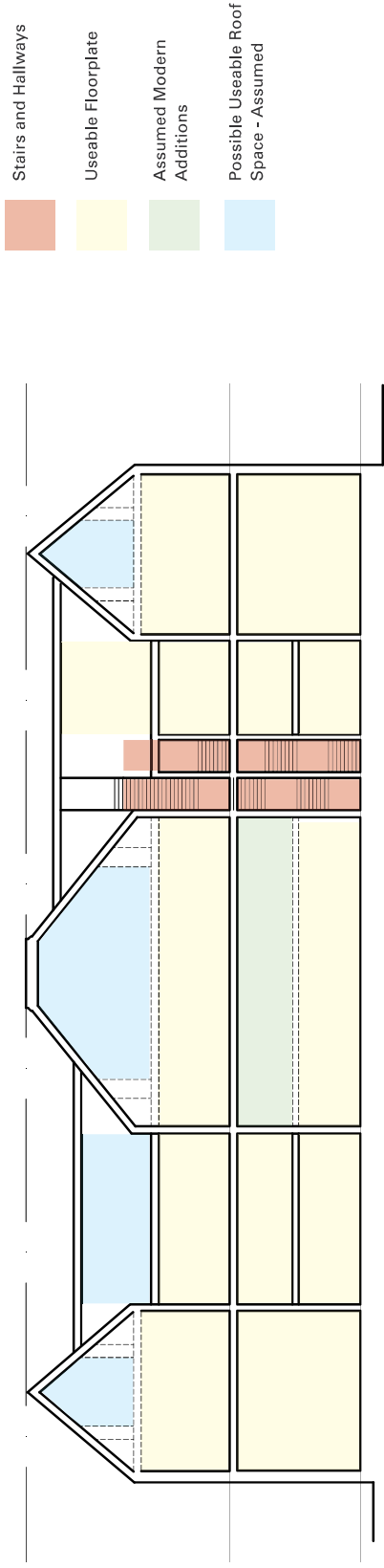
Second Floor

- Stairs and Hallways
- Useable Floorplate
- Assumed Modern Additions
- Possible Useable Roof Space - Assumed

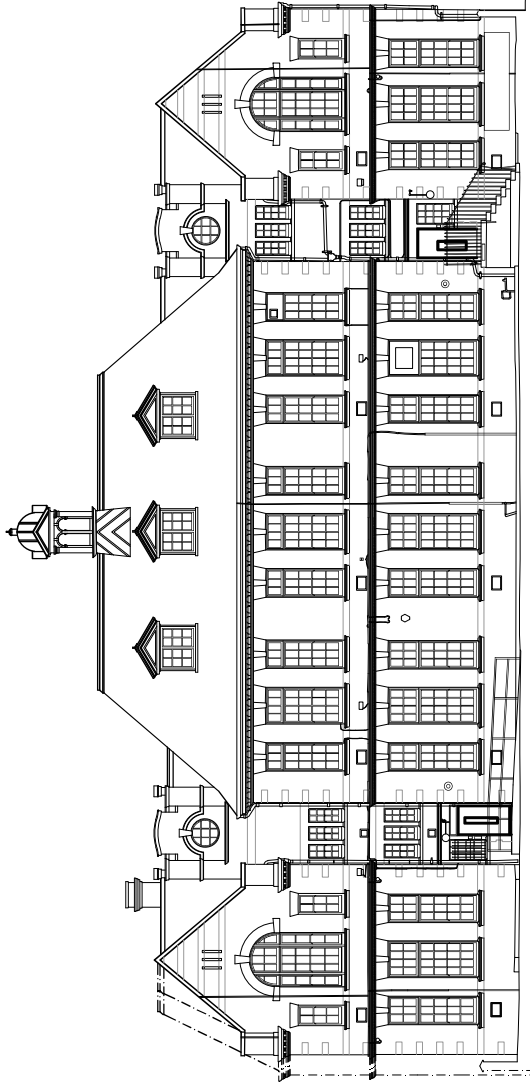
# 1.5 Existing Building Roof Plan & Section AA



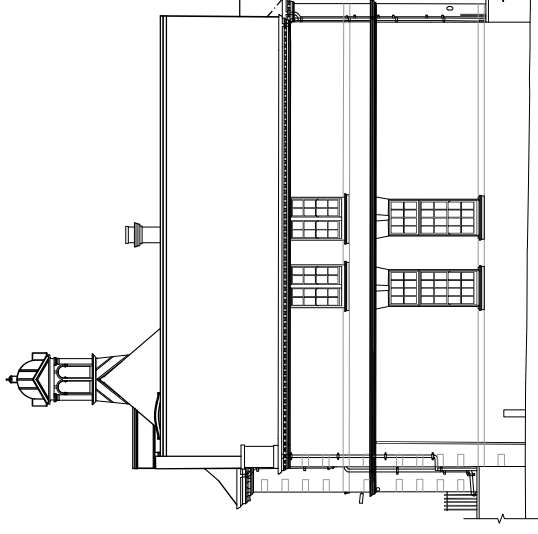
# 1.5 Existing Building Section BB, CC, DD



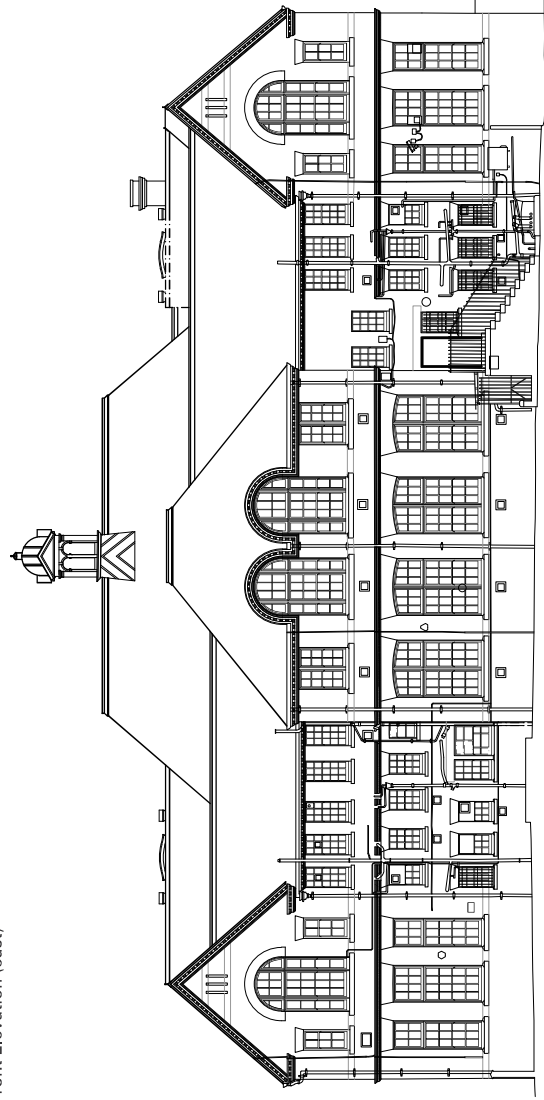
# 1.6 Existing Building Elevation



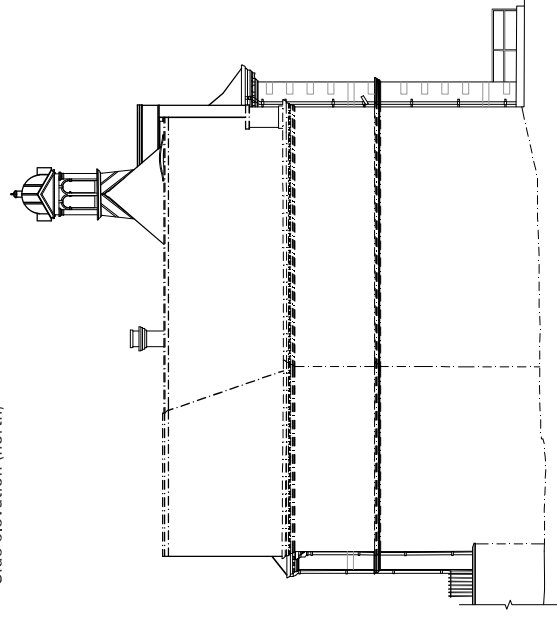
Front Elevation (east)



Side elevation (north)



Rear Elevation (west)



Side Elevation (south)