

The logo for SHW (Shaw Property Services) is an orange trapezoidal shape with the letters 'SHW' in white, bold, sans-serif font.

SHW

**MAKING
PROPERTY
WORK**

SHW.CO.UK

A large, white, bold, sans-serif text 'TO LET' is overlaid on the bottom left of the image, partially covering the driveway and grass.

TO LET

**SELF-CONTAINED PERIOD BUILDING IN PARK SETTING
OF INTEREST TO EDUCATION & TRAINING, HOSPITALITY, CARE, MEDICAL &
OFFICE OCCUPIERS**

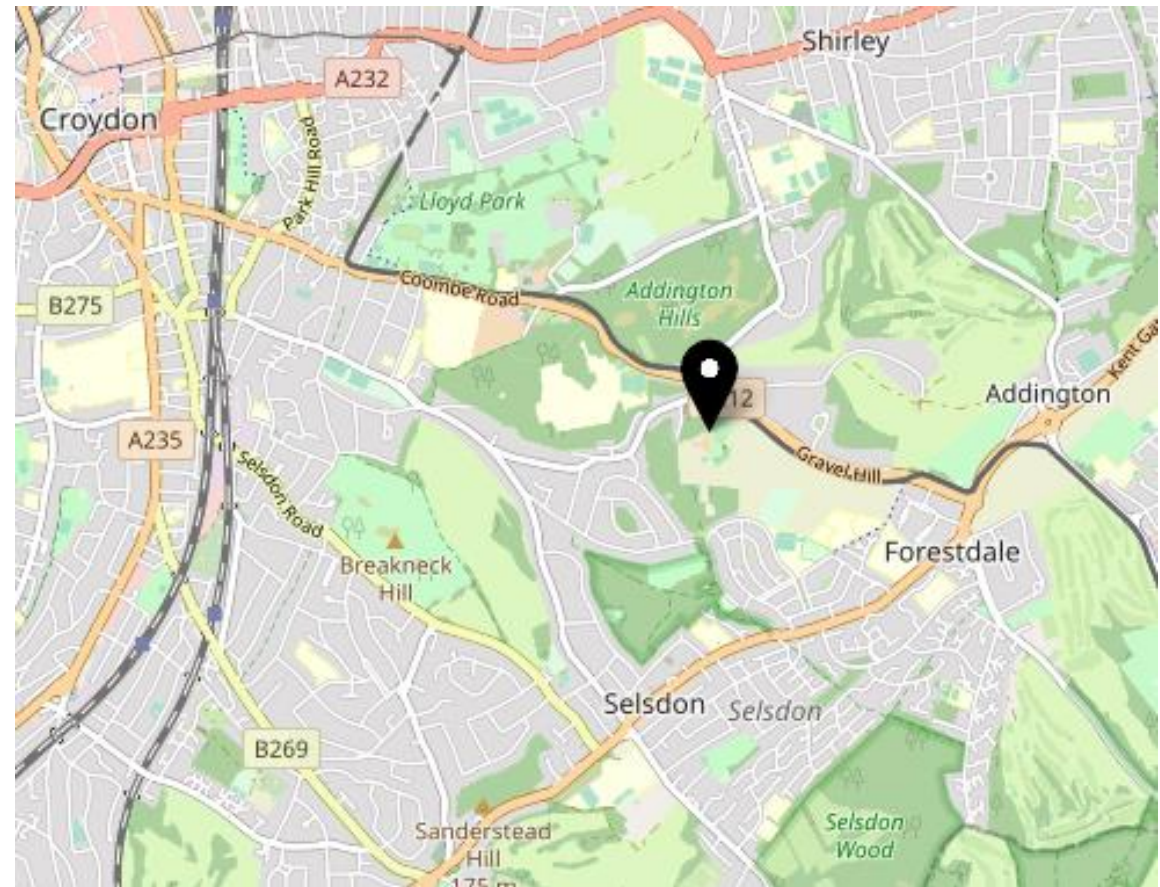
Heathfield House, 3 Coombe Lane, Croydon, Surrey, CR0 5RH

SUMMARY

On behalf of Croydon Council, SHW are delighted to offer to the market Heathfield House, available on a leasehold basis, on terms to be agreed.

PROPERTY HIGHLIGHTS

- Self-contained period building in park setting
- Grade II Listed Building
- The property was most recently used as a training centre for the local authority
- Large public car park within 200m of the property
- Located south east of Croydon town centre
- Net Internal Floor Area extends to 12,756 sq ft (1185.1 sq m)
- Gross Internal Floor Area extends to 13,677 sq ft (1270.6 sq m)
- Available on a leasehold basis, on terms to be agreed



VIEWINGS – 020 8662 2700

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Instagram – SHW Property

LOCATION

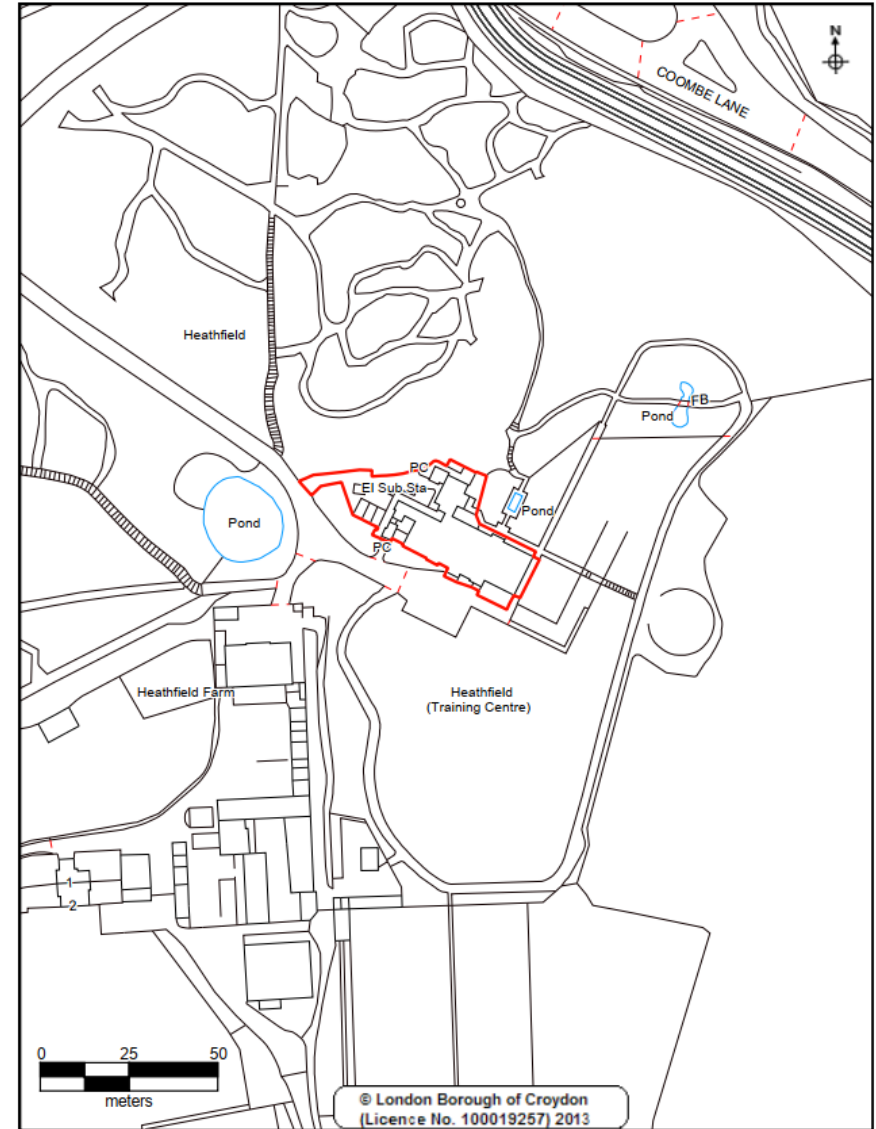
Heathfield House is located south east of Croydon town centre and is set within 18 acres of parkland including woodland and ornamental gardens and ponds

Access is via Coombe Lane and is close to the junction with Gravel Hull (A212), providing easy access into Croydon town centre (2.5 miles) and Bromley town centre (6.5 miles) as well as access to the A22 and A21 and out to the M25.

The Coombe Lane Tram Stop is 550m from Heathfield House and provides services into East Croydon (19 mins) and New Addington (13 mins) via the Addington Village interchange, where numerous bus routes depart.

East Croydon Railway Station provides fast and frequent rail services to London Bridge, London Victoria, Gatwick Airport and Brighton.

The local authority is The London Borough of Croydon.



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DESCRIPTION

Heathfield House is a Grade II Listed building. (List Entry Number: 1188533)

The property is an attractive late 18th century property over basement, ground and 1st floors, which was originally a country estate owned by Raymond Riesco and has been owned by Croydon Council since 1964.

Internally the property is configured in a cellular fashion, as befitting the original use as a residence and comprises numerous rooms of varying sizes.

The property has most recently been used as a training centre by Croydon Council and would suit a similar operation, or may suit hospitality occupiers, medical or care providers.

AMENITIES

- Grade II Listed Building
- Superb views over Greenbelt land
- Period features including verandah and wood panelling
- Small external area to be demised with the property
- Public parking for 5 cars adjacent to the building and a large additional public car park off Riesco Drive.
- Triple garage
- Configured as multiple rooms of varying sizes
- Gas-fired central heating system
- Kitchens
- Internal & External WCs



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ALTERNATE USES

The property has most recently been utilised as a training centre by Croydon Council, understood to fall under a Class F1 use.

We consider there to be scope for the property to be used for a variety of alternative uses including hospitality, medical, care and office uses. Subject to Planning Permission and Listed Building Consent.

ACCOMMODATION

NIA (SQ FT)	NIA (SQ M)	GIA (SQ FT)	GIA (SQ M)
12,756	1185.1	13,677	1270.6



LEASE TERMS

The property is available by way of a new lease direct with Croydon Council.

Offers subject to a change of planning use will be considered.

RENT

On application

DATA ROOM

To view the data room [click here](#)



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RATES

The property has a rateable value of £72,500 (2023). Estimated rates payable £37,120 per annum. Interested parties are recommended to contact Croydon Council Business Rates Department.

SERVICE CHARGE

N/A

VAT

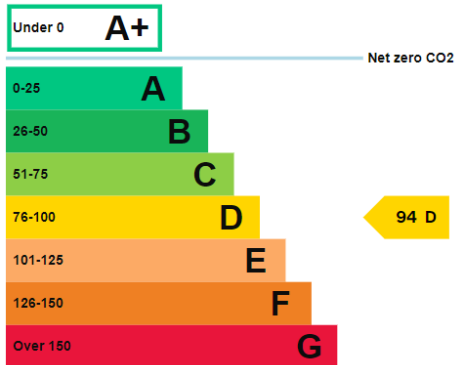
We understand that the property is NOT elected for VAT.



LEGAL COSTS

Each party responsible for their own legal costs

EPC



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