



James ashley
commercial
property consultants

41 Leslie Park Road | East Croydon | CR0 6TP
RECORDING STUDIO/OFFICES TO LET

41 Leslie Park Road | East Croydon | CR0 6TP | RECORDING STUDIO/OFFICES

- detached office building
- former recording studios
- 38.55 m² (415 ft²) approx
- 'e' use class
- rent: £9,500 per annum exclusive
- close to east croydon station

DESCRIPTION

Detached ground floor offices, formerly used as a recording studio and currently arranged as 3 rooms, with a single WC.

We understand that the premises have an E Use Class. Alternative uses will be considered, subject to planning.

LOCATION

Situated on Leslie Park Road, just off Cherry Orchard Road (A222) in East Croydon. Wellesley Road (A212), Barclay Road (A232) and Purley Way (A23) are all in close proximity, providing good vehicular access into central London, the M25 and Gatwick Airport.

Central Croydon is within walking distance, providing a vast choice of amenities, such as cafes, restaurants, convenience stores, gyms, hotels, Boxpark and currently two large shopping centres with various car parks.

East Croydon mainline railway, Tramlink and Bus stations are within walking distance, providing services to central London, Clapham, Brighton, Gatwick, Bedford, Wimbledon and Beckenham. There are also buses serving the area located on Cherry Orchard Road.

ACCOMMODATION

Ground Floor	38.55 m ²	415 ft ²	N.I.A.
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TENURE

A new full repairing and insuring lease is offered, on terms to be agreed. Incentives available.

BUSINESS RATES

We understand that the current rateable value is £5,800. No business rates are therefore payable, as it is below the threshold where small business rates relief can be obtained.

VIEWING

Strictly by appointment only, through sole letting agents

James Stefanopoulos or **Ashley Brudenell**



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