



MAKING
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TO LET

RETAIL – 1,994 SQ FT (185.25 SQ M)
AMP House, 2-3 Dingwall Road, Croydon, Surrey, CR0 2NA

DESCRIPTION

A spacious retail unit underneath AMP House. The Unit has suspended ceilings and spot lighting. The unit also has a kitchen area as well as a toilet and disabled toilet. There is a mezzanine with one side an office and the other a storage area.

LOCATION

The property is on Dingwall Road located opposite Box Park and positioned next to popular food retailers like Nandos.

Central Croydon provides a range of shopping and leisure facilities including The Whitgift Centre.

Situated directly opposite East Croydon Station, providing regular services to London and Gatwick. West Croydon Station is only a stones throw away.

- London Victoria 16 mins
- London Bridge 12 mins
- London Blackfirars 19 mins

The tram network is close by, nearest stop East Croydon Station.

The M23/M25 intersection is approximately 8 miles to the south and provides access to the national motorway.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	1,240	115.2
FF limited head height	754	70.05
TOTAL	1,994	185.25

RENT

£55,000 PAX

TENURE

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

RATES

The April 2023 Rateable Value of the property is £30,500.

VAT

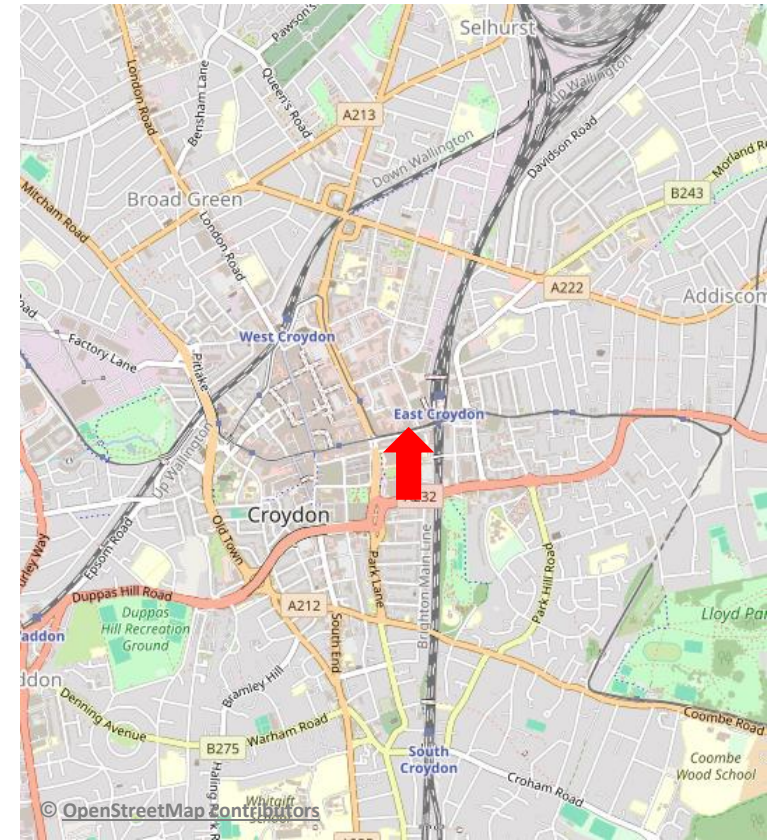
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of B.



VIEWINGS – 020 8662 2700

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