



kearney bell

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CROYDON – 1 AMP HOUSE, DINGWALL ROAD

- COMMERCIAL UNIT TO LET
- MAJORITY OF EXTRACTION SYSTEM IN SITU
- DIRECTLY OPPOSITE BOX PARK CROYDON
- POTENTIAL TO COMBINE WITH UNITS 2-3 AMP HOUSE ADJACENT
- LOCATED BELOW 100,000 SQ FT OF OFFICES.

LOCATION

AMP House is a mixed-use property located opposite Box Park Croydon and East Croydon Station.

There are a number of national and independent occupiers close by including **Nandos, Bao Bao, Mykos Gyros** as well as a new gym opening in 4-5 AMP house in 2024.

ACCOMMODATION

The premises provide the following approximate net internal areas:

Ground floor	71.3 sq m	768 sq ft
Mezzanine store	15.9 sq m	171 sq ft

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

£845 pa for the ending 31st December 2023, plus VAT. 2024 figures awaited.

EPC

Available on request.

RENT

£35,000 pa, plus VAT.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

RATES

Rateable value 2023 £19,250.

Interested parties should make their own enquiries via the local authority.

EXTRACTION

No extraction is in place but a route is possible. More info available on request.

INSPECTIONS

Viewing by appointment with:
Aaron Bell 020 3773 9393 / aaron@kearneybell.co.uk

Or joint agents, Richard Pyne/Matt Morris, SHW, 020 8662 2700.

Subject to vacant possession