



## **Beech House, 840 Brighton Road Purley, Surrey, CR8 2BH**

- Prime office investment extending to approximately 18,438 sq ft (1,713 sq m)
- Modern self-contained office accommodation over four floors
- 12 on site car parking spaces (some covered)
- Currently producing a rental income of £153,070 per annum

# Beech House

## 840 Brighton Rd, Purley

### LOCATION

Purley is located approximately two and a half miles south of Croydon and six miles north of the M23 (J8) and the M25 (J7) motorways. The town has a train station and a bustling high street with occupiers including Barclays Bank, HSBC, Boots, Pizza Express and a Tesco superstore.

The property itself is situated on the edge of Purley district centre and occupies a prominent roadside position at the junction of Christchurch Road and Brighton Road. Close by is Purley Cross, which is the main junction between the A22 and A23 trunk roads.

### DESCRIPTION

The property comprises a detached multi-occupied office building extending to approximately 18,438 square feet on a site area of circa 0.32 acres including private car parking.

Beech House dates from the early 1980's and is of concrete frame construction with brickwork walls beneath a flat roof. The building offers modern self-contained office accommodation over four floors, being a mixture of open plan and cellular rooms with male and female WC facilities on each level and two passenger lifts. The ground floor of the building incorporates a reception area with security desk and two separate office suites.

The offices benefit from carpeted floors, perimeter gas central heating, suspended ceilings with air conditioning cassettes and a mixture of LG and recessed Cat II lighting.

Outside there are twelve private car parking spaces to the rear of the building, including some covered car parking at ground floor level beneath the first floor accommodation.

### ACCOMMODATION

Ground floor - Suite 1	2,204 sq ft	205 sq m
Ground floor - Suite 2	372 sq ft	35 sq m
First floor	5,226 sq ft	485 sq m
Second floor	5,317 sq ft	494 sq m
Third floor	5,319 sq ft	494 sq m
<b>Total Net Internal Area</b>	<b>18,438 sq ft</b>	<b>1,713 sq m</b>



**Misrepresentation Act 1967:** Andrew Dixon & Company, for themselves and for the vendors or the landlords of this property whose agents they are, give notice that: i) the particulars are set out as a general outline only for the guidance of the intended purchasers or tenants and do not constitute any part of an offer or contract. ii) All descriptions, dimensions and references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility, and intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Andrew Dixon & Company has any authority to make or give any representation or warranty whatsoever in relation to this property. iv) The reference to any plant, machinery, equipment, fixtures and fittings, or services at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirements.



### PLANNING

We understand the property has planning permission for uses within Class B1 of the Town & Country Planning Act 1987 (Use Class Order 2005).

### TENURE

Freehold Investment: Beech House is available to purchase on a freehold basis subject to the existing tenancies. The property currently generates a rental income of £153,070 per annum. Full details available upon request.

### PRICE

Offers in the region of £2 million are invited for the freehold investment.

### LEASE DETAILS

The ground and second floors are currently let to Syner-Med (Pharmaceutical Products) Ltd and the first and third floors are let to Hurley Palmer Flatt. All leases are due to expire within 12 months or less, although we understand both tenants have expressed an interest in renewing their leases on part of the building (first and second floors). Please contact the agent for further details.

### LOCAL AUTHORITY

Croydon Council, London Borough of Croydon, Bernard Weatherill House, 8 Mint Walk, Croydon, CR0 1EA  
Tel: 020 8726 6000

### BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2010 rating list is £174,750.

### ENERGY PERFORMANCE CERTIFICATE

To be advised.

### VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

### VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Andrew Dixon MRICS  
Direct Line: 01952 521005  
Mobile: 07957 828 565  
Email: [andrew@andrew-dixon.co.uk](mailto:andrew@andrew-dixon.co.uk)

### Ref: JAGD/2983

Joint Agent - Stiles Harold Williams  
Contact Neil S Barker  
Tel: 020 8662 2705 Mob: 07714 690429  
Email: [nbarker@shw.co.uk](mailto:nbarker@shw.co.uk)

**ANDREW DIXON  
& COMPANY**

[www.andrew-dixon.co.uk](http://www.andrew-dixon.co.uk)

Grosvenor House, Central Park, Telford,  
Shropshire TF2 9TW  
Telephone : 01952 521000  
Fax : 01952 521014  
Email: [enquiries@andrew-dixon.co.uk](mailto:enquiries@andrew-dixon.co.uk)