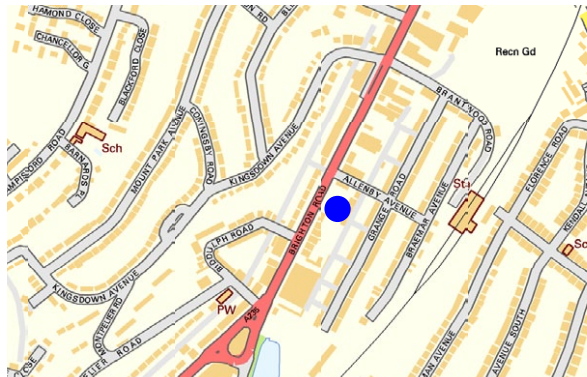
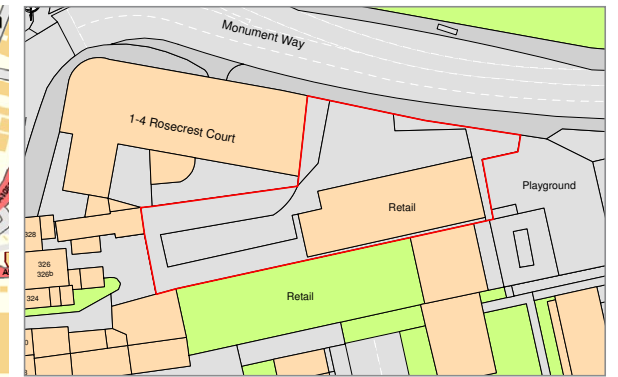


453 Brighton road,  
South Croydon CR2 6EW



For indicative purposes only.

32 Monument Way,  
Tottenham N17 9NX



For indicative purposes only.



8 miles S of London



Adjacent to A235,  
0.5 miles NE of A22,  
8 miles N of M25 (J8)



675,000



0.18 ha  
(0.44 acres)



Potential retail /  
residential development.  
STP.



Gold



8 miles N of London



Adjacent to A503,  
6 miles W of M11 (J1),  
10 miles E of M1 (J1)



1,530,000



0.18 ha  
(0.44 acres)



Potential retail /  
residential development.  
STP. Interest from RSLs.



Gold

Accommodation	Total GIA sq ft	Net Rent p.a.	Rent psf
GF	6,544	£124,027	£18.95

Total Rent £124,027 p.a.

Accommodation	Total GIA sq ft	Net Rent p.a.	Rent psf
GF	5,451	£107,245	£19.67

Total Rent £107,245 p.a.

3 Mitcham Road,  
Croydon CR0 3RU



379 Camden Road,  
Islington N7 0SH



727 Sidcup Road,  
Eltham SE9 3SA



For indicative purposes only.



For indicative purposes only.



For indicative purposes only.



8 miles S of London,



Adjacent to A236,  
0.5 miles S of A23,  
7 miles N or M23 (J8)



1,260,000



0.13 ha (0.32 acres)



Potential for retail/residential  
development. STP.



Gold



2 miles N of London,



Adjacent to A1



1,955,000



0.08 ha (0.21 acres)



Potential retail/residential  
development. STP.



Gold



10 miles E of London



Adjacent to A20,  
7 miles NW of M25 (J1)



900,000



0.06 ha (0.16 acres)



Potential convenience  
store development. STP.



Gold

Accommodation	Total GIA sq ft	Net Rent p.a.	Rent psf
GF	4,393	£81,656	£18.59

Total Rent £81,656 p.a.

Leasehold	87 years from 1937		No Rent Review	
Accommodation	Total GIA sq ft	Ground Rent	Net Rent p.a.	Rent psf
GF	4,327	£150	£69,734	£16.12

Total Rent £69,734 p.a.

Leasehold	73 years from 1980		Rent Review 2015	
Accommodation	Total GIA sq ft	Ground Rent	Net Rent p.a.	Rent psf
Basement & GF	4,723	£7,000	£34,807	£7.37

Total Rent £34,807 p.a.