



OFFICE SUITES TO LET

HS HUGGINS STUART
EDWARDS

Suite 5 & 6 2nd Floor, Saffron House, 15 Park Street,
Croydon, Surrey CR0 1YD
FROM 885 SQFT TO 2,400 SQFT

Suite 5 & Suite 6 2nd Floor Saffron House,
15 Park Street, Croydon, CR0 1YD

TO LET

From 885 sqft (82.22 sqm) to 2,400 sqft
(222.96 sqm)

DESCRIPTION

The available suites are situated on the 2nd floor of this modern office building which has been attractively refurbished to provide mainly open plan office suites with some quality individual offices. The offices can be combined or let as individual suites.

2 nd Floor (Front) Suite 5	1,515 sqft	£35,000 pax
2 nd Floor (Rear) Suite	885 sqft	£20,450 pax
TOTAL	2,400 sqft	£55,450 pax

USE

Class E (Commercial Business & Service)

LEASE

The premises are available on new full repairing and insuring leases for a period of years to be agreed.

LOCATION

Centrally located on Park Street only a few minutes walk to East & West Croydon Stations, the Tramlink in George Street, local buses and the Whitgift, Centrale and proposed Westfield Shopping centre. Queens Square opposite the property is due to be revitalised providing a mixture of residential and commercial accommodation.

AMENITIES

- Refurbished ground floor entrance
- Entry phone system
- Automatic passenger lift
- Central heating with thermostatically controlled radiators
- Comfort cooling
- Suspended ceilings with inset fluorescent lighting
- Three compartment underfloor trunking Kitchenette
- Kitchenette

RATES

Rateable value of Suite 5: £14,250. Rateable value of Suite 6: £15,250. (information taken from Valuation Office website) Non-domestic uniform rates payable at 49.9p in the £ (2020/21)

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Croydon Office
102- 104 High Street, Croydon, CR9 1TN
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FOLIO NUMBER

65445 (CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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