



**G/F OFFICE SUITE – TO LET**

**HS** HUGGINS STUART  
**EDWARDS**

102 – 104 Park Lane, Croydon, Surrey CR0 1JB  
£31,000 PER ANNUM

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## TO LET

Approx 737 sqft (68.47 sqm)

### DESCRIPTION

The premises comprise the rear section of this attractive Edwardian office building comprising three good sized rooms.

### INCLUSIVE RENT

£31,000 per annum, plus VAT.

### LEASE

The premises are available on a fully inclusive basis, including rent, rates, service charge and utilities, either by a Licence for 6 months or by a formal lease for a period of years to be agreed, to be drafted outside Sections 24-28 of the Landlord & Tenant Act 1954 Part II, as amended.

### LOCATION

The premises are situated to the south of Croydon's busy commercial centre but within walking distance of East Croydon railway station, Tramlink and local bus services.

### AMENITIES

- Double glazed windows
- Gas fired central heating
- Suspended ceiling with inset fluorescent lighting
- Carpeted
- Kitchenette
- Male and female toilet facilities

- Forecourt car parking available by separate Negotiation

### 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

T: 020 8688 8313

E: croydon@hsedwards.co.uk

### DATE

January 2020

### FOLIO NUMBER

171829 (CL)

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

102-104 HIGH STREET  
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