



2ND FLOOR OFFICES – TO LET

117 High Street, Croydon CR0 1QG

TO LET

Approx 700 – 1,778 sqft (65 – 165 sqm)

DESCRIPTION

The available accommodation occupies the entire 2nd floor of this 1980's built modern office building which is arranged largely as an open plan area with some executive offices and a small kitchenette.

Alternatively, smaller suites of approximately 700 sq ft (65 sq m) and 1,076 sq ft (100 sq m) can be provided.

RENT

£42,000 per annum for the entire floor.

LEASE

The premises are available on a new flexible full repairing and insuring lease.

LOCATION

The premises are located within easy walking distance of all central Croydon's excellent amenities set in this attractive modern courtyard setting. The Wandle Road NCP Car Park is almost opposite Christopher Wren Yard.

Freedman House is owned and occupied by a national charity, Action against Medical Accidents (AvMA), who are proposing to redecorate the common parts of the offices.

AMENITIES

- Entry phone system
- Alarm system
- Central heating
- Suspended ceiling with inset fluorescent lighting
- Kitchen/break-out facility
- Carpeting
- Automatic passenger lift
- Comfort cooling
- Raised floor

RATES

Rateable value: £30,000 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.1p in the £ (2019/20)

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
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DATE

January 2020

FOLIO NUMBER

171258 (CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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