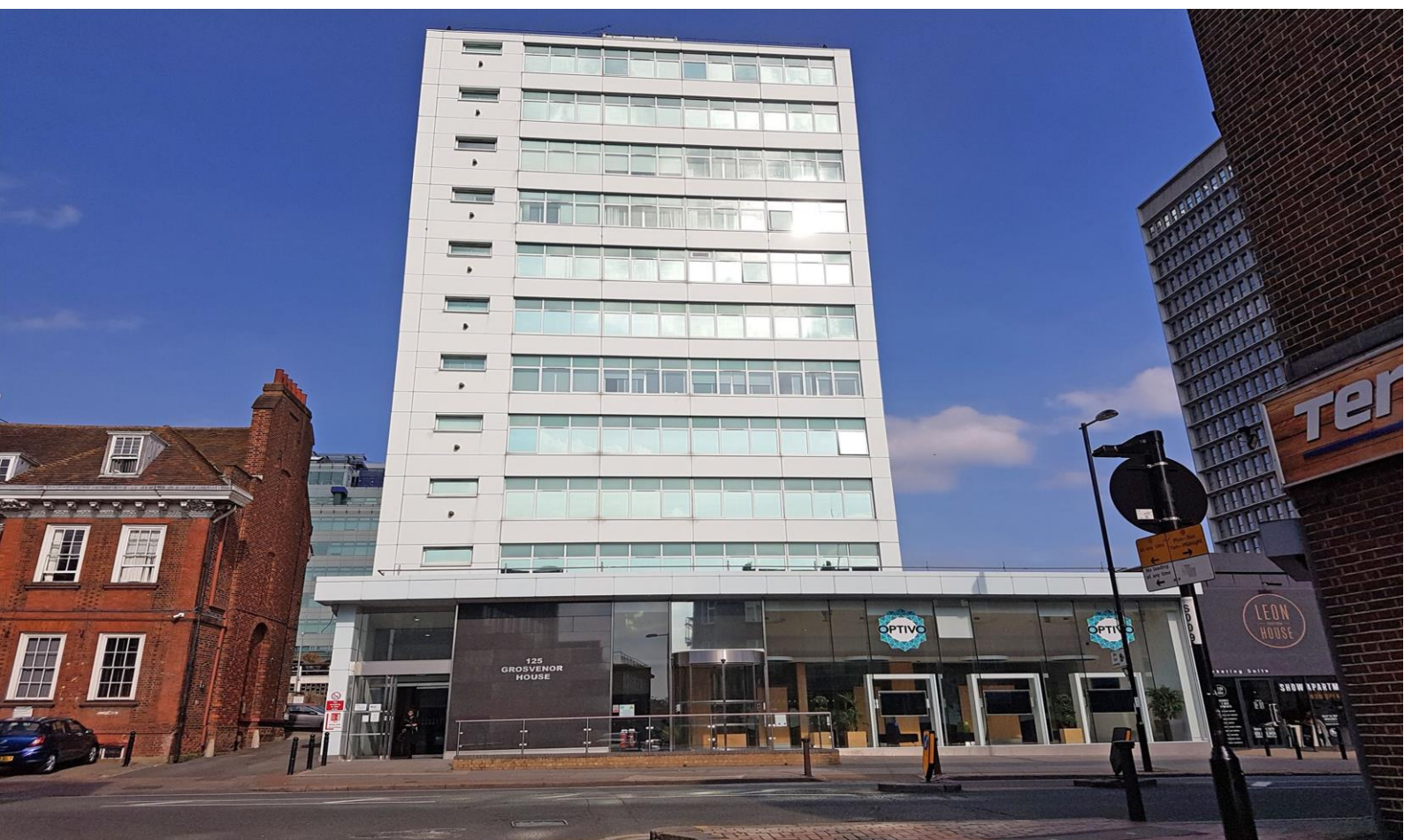







## Grosvenor House, 125 High Street, Croydon, CR0 9XP



### To Let

### Modern Office Premises

740 – 1,555 Sq Ft  
(69 – 144 Sq M)

-  Open plan office accommodation
-  Onsite parking facilities
-  Three passenger lifts
-  24 hour security / CCTV
-  New lease available

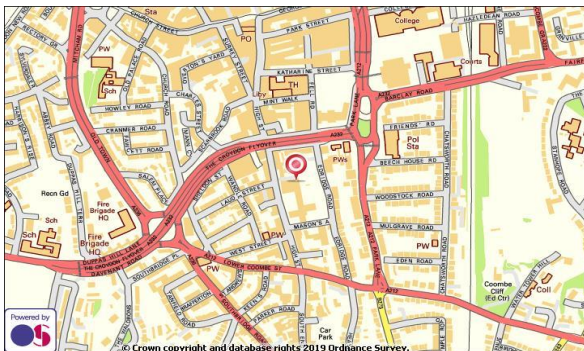


## Location

The London Borough of Croydon is one of the largest commercial districts outside Central London. Located just 9.4 miles from central London and close proximity to the M25 and M23.

Croydon boasts two mainline stations (East & West Croydon). Both are within an 8 minute walk of the property, offering frequent services to central London and the south coast.

Croydon is undergoing many major redevelopment projects including the makeover of Fairfield Halls. Recently several major UK companies have moved their headquarters to Croydon including Superdrug, Mott Macdonald, The Body Shop, HMRC and EDF.



## Description

Grosvenor House is an impressive modern office building located in the heart of the town centre fronting the High Street.

The office suites each benefit from three passenger lifts, central heating, recessed lighting, shared WC facilities and 24 hour security on site.

Externally, parking can be provided in the adjoining car park.

## Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

## Accommodation

The suites have the following Nett Internal Areas (NIA) :

7 <sup>th</sup> Floor	Suite 1	740 sq ft (69 sq m)
	Suite 2	1,520 sq ft (141 sq m)
8 <sup>th</sup> Floor	Suite 1	1,555 sq ft (144 sq m)

## Terms

New leases are to be granted on a Full Repairing and Insuring (FRI) basis via a service charge for a term of years to be agreed incorporating periodic upward only rent reviews.

## Asking Rent & VAT

7 <sup>th</sup> Floor	Suite 1	£15,000 pax
	Suite 2	£31,000 pax
8 <sup>th</sup> Floor	Suite 1	£32,000 pax

The above rents are exclusive of rates, service charge, VAT and all other outgoings.

All rents quoted are exclusive of Value Added Tax which is applicable.

## Planning

The property benefits from Class B1 (a) (Offices) use. Interested parties should make their own investigations of Croydon Council (020 8726 6000).

## Service Charge

The property is subject to a service charge covering common part maintenance and common services. Further details are available upon request.

## Business Rates

The units need to be separately assessed. Interested parties are advised to make their own investigations via Croydon Council (020 8726 6000).

## Energy Performance Certificate

The property has the following EPC ratings:

7 <sup>th</sup> Floor	– C69
8 <sup>th</sup> Floor	– C65

**For viewings and further details please contact**



**Grant Polkinghorne BSc Hons**  
grant.polkinghorne@whybrow.net  
01206 577667



**Ewan Dodds BSc FRICS**  
ewan.dodds@whybrow.net  
01206 577667



01206 577667 | info@whybrow.net | whybrow.net | @whybrowproperty



Misrepresentation Act 1967

Whybrow & Dodds Ltd. for themselves and for the vendors or lessors 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 intending purchasers or lessors and do not constitute nor constitute part of an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Whybrow & Dodds Ltd. has any authority to make or give any representation or warranty in relation to this property. Whybrow & Dodds Ltd, 2 De Grey Square, De Grey Road, Colchester, Essex, CO4 5YQ. Registered in England No 2155295