



**SELF CONTAINED OFFICES - TO LET**

**HE HUGGINS STUART EDWARDS**

**18 George Street, Croydon, Surrey CR0 1PA  
£43,750 PA 2,540 SQFT (235.94 SQM)**

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## TO LET

Approx 2,540 sqft (235.94 sqm)

### DESCRIPTION

Self-contained offices situated on the 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> floors. The offices are accessed via a private entrance on the ground floor at the front of the property. The space is predominantly open plan though benefits from meeting rooms and individual offices. Amenities include air conditioning, LED lighting, perimeter trunking, door entry system, double glazing, security alarm, and male and female WCs.

First Floor	1,327 sqft	123.31 sqm
Second Floor	1,008 sqft	93.67 sqm
Third Floor	204 sqft	18.96 sqm
TOTAL	2,540 sqft	235.94 sqm

### USE

B1(a) Offices permitted within the lease though subject to landlords prior approval other types of businesses operating under Class E (Commercial Business Service) may be considered. Class E includes Restaurants & Cafés, Offices, Financial Services, Research & Development, Gymnasiums, and Medical uses.

### RENT

£43,750 per annum.

### LEASE

Property is available by way of assignment of the existing 10 year lease which commenced on 27 April 2015 and expires on 26 April 2025. Consideration will also be given to subletting.

### LOCATION

Situated on the southern side of George Street in central Croydon. George Street forms part of Croydon's busy retail centre with Whitgift and Centrale Shopping centres in close proximity, along with a variety of other retailers and businesses in the High Street and North End. George Street benefits from a Tramlink stop and is approximately 5 minutes walk from East Croydon Station. West Croydon Station, located to the north, is less than 10 minutes walk away.

### RATES

Rateable value: £32,250. Non-domestic uniform rates payable at 49.9p in the £ (2020/21).

### SERVICE CHARGE

45.8% of expenses incurred by the landlord for repair and maintenance of the building, including common parts, are recharged to the tenant. Further information available on request.

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via joint agents Huggins Stuart Edwards.

### CONTACT

Huggins Stuart Edwards – Croydon Office

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Willmotts – London Office

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### DATE

October 2020

### FOLIO NUMBER

30036

### SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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