



OFFICES TO LET/MAY SELL

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.

USE

From the 1st September 2020 the property will be classed under E (Commercial Business & Service) which permits a much wider variety of uses than would have previously been suitable for this property, to confirm if your business would be suitable please check the explanatory memorandum provided by The Government:

https://www.legislation.gov.uk/uksi/2020/757/pdfs/uksiem_20200757_en.pdf

RENT

£19.50 per sqft exclusive.

LEASE

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

LONG LEASEHOLD INTEREST

999 year lease of whole building, with 992 years unexpired available, price on application.

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 49.9p in the £ (2020/21) Approximately £8.42 per sqft.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Michael Angus

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DATE

September 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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