



**ENTIRE 6TH FLOOR OFFICE -- TO LET**

**HS HUGGINS STUART  
EDWARDS**

**Davis House, 69-77 High Street, Croydon CR0 0YA  
PRICE ON APPLICATION**



**Davis House, 69-77 High Street, Croydon  
CR0 0YA**

## **TO LET**

**Approx 12,448 sqft (1,156.42 sqm)**

### **DESCRIPTION**

The accommodation is arranged over the whole of the 6<sup>th</sup> floor, which can be combined and comprise modern open plan refurbished offices with adaptable accommodation.

### **RENT**

On application.

### **LEASE**

The premises are available on a new full repairing and insuring lease for a period of years to be agreed with periodic upward only rent reviews to be drafted outside Sections 24-28 of the Landlord & Tenant Act 1954 Part II, as amended.

### **LOCATION**

The premises are situated within the heart of Croydon's busy commercial centre within easy walking distance of East Croydon railway station (London Bridge 14 minutes; Victoria 16 minutes), Tramlink in George Street and buses passing the front of the building. The Whitgift, Centrale and proposed Westfield Shopping Centres are within 5 minutes walking distance.

### **AMENITIES**

- 24 hour security
- On-site building manager
- Four automatic passenger lifts

- Male, female and disabled toilet facilities
- Suspended ceilings
- Air conditioning
- Premises will be completely redecorated and re-carpeted
- On-site car parking

### **RATES**

We understand from the Valuation Office website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value for the 6<sup>th</sup> floor is £143,000 and £60,000 for the 7<sup>th</sup> floor.

### **LEGAL COSTS**

Each party to bear their own legal costs.

### **VIEWING**

Strictly by appointment via sole agents Huggins Stuart Edwards.

### **CONTACT**

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### **DATE**

January 2020

### **FOLIO NUMBER**

171786 (CL)

### **SUBJECT TO CONTRACT**

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



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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