



MULTIPLE OFFICE SUITES TO LET

HS HUGGINS STUART
E EDWARDS

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

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CR0 0YA

TO LET

From 2,200 sqft (204.38 sqm) to 19,383 sqft
(1,800.72 sqm)

DESCRIPTION

Modern open plan refurbished offices available in a range of sizes from smaller suites up to entire floors. The available space can be adapted to suit occupier requirements.

2 nd Floor Suite	2,200 sqft	204.38 sqm
6 th Floor	12,448 sqft	1,156.46 sqm
7 th Floor Suite	4,735 sqft	439.88 sqm
TOTAL	19,383 sqft	1,800.72 sqm

RENT

On application.

LEASE

The premises are available on a new FRI Leases for a term to be agreed with periodic upward only rent reviews. Leases to exclude security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

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
- LG7 lighting
- Air conditioning
- Bicycle racks
- Premises will be completely redecorated and re-carpeted
- On-site car parking

RATES

We understand from the Valuation Office website (www.voa.gov.uk) that the rateable value for the 2nd floor suite is £29,250, 6th floor is £143,000 and £60,000 for the 7th floor suite. Rates payable multiplier for 20/21 is 51.2p in the £ or 49.9p in the £ for small businesses.

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

September 2020

FOLIO NUMBER

171954/171786/30022 (CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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