



OFFICE SUITES TO LET

**HS** HUGGINS STUART  
**EDWARDS**

73 Park Lane, Croydon, CR0 1JG  
£1,350 PER CALENDAR MONTH INCLUSIVE



**73 Park Lane, Croydon, CR0 1JG**

## TO LET

**Approx 445 sqft (41.34 sqm)**

### DESCRIPTION

Recently refurbished office suites a short walk from Croydon High Street & East Croydon Station. Available on flexible, inclusive terms the suites benefit from reception services, a shared meeting room, kitchen and WC facilities. Parking on site subject to availability.

2 <sup>nd</sup> Floor Main Suite	445 sqft	£1,350 PCM
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### LICENCE FEE

Licence fee inclusive of business rates, utilities, cleaning, maintenance, reception services, meeting room and kitchen usage. Suites can be offered furnished or unfurnished. Telephone and internet costs are excluded and occupiers are to be directly responsible for these costs.

### LICENCES

The suites are available on flexible 3- 6 month licences. Parking spaces can be offered on separate licence agreements subject to availability.

### LOCATION

The premises are well positioned on Park Lane within easy walking distance, of the High Street (5 minutes walk), Fairfield Halls (4 minutes walk) and East

Croydon Station (10 minutes walk). East Croydon Station provides regular services to London terminals as well as Thameslink services to Gatwick and Tramlink services to Wimbledon.

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### CONTACT

Huggins Stuart Edwards – Croydon Office  
102- 104 High Street, Croydon, CR9 1TN  
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### DATE

March 2023

### FOLIO NUMBER

30109

### SUBJECT TO CONTRACT

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



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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