



**OFFICE SUITES TO LET**

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

2<sup>nd</sup> Floor 102-104 High Street, Croydon, CR0 1ND  
SUITES FROM 110 SQFT TO 1,175 SQFT

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1ND

## TO LET

From 110 sqft to 1,175 sqft

### DESCRIPTION

Well-presented offices on the busy Croydon High Street available on inclusive terms. The offices can be occupied in any combination, either as a whole floor, or in individual suites. The suites can be furnished or unfurnished subject to requirements and benefit from central heating, Male & Female WCs and kitchen facilities.

Suite 5	481 sqft	44.7 sqm
Suite 6	207 sqft	19.2 sqm
Suite 7	110 sqft	10.2 sqm
Suite 8	264 sqft	24.5 sqm
Suite 9	113 sqft	10.5 sqm
TOTAL	1,175 sqft	109.1 sqm

### LICENCE FEES

On Application.

Licence fees are inclusive of business rates, utilities, maintenance costs and cleaning. Occupiers to be directly responsible for their own telephone and internet costs.

### LICENCE

The suites are available on flexible licences for a term to be agreed.

### LOCATION

Situated in a prominent building on the High Street close to the Croydon Flyover the property is well positioned for accessing the town centre and all it's amenities. East & West Croydon Stations are approximately 10 minutes walk away and the property is served by several bus routes, with a stop located immediately outside the property. The nearest tram stop on George Street is approximately 5 minutes walk away.

### 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  
T: 020 8688 8313  
E: [croydon@hsedwards.co.uk](mailto:croydon@hsedwards.co.uk)

### DATE                      FOLIO NUMBER

February 2024      30136

### SUBJECT TO CONTRACT

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



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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