



OFFICES TO LET

Christopher Wren Yard, 119 High Street Croydon, Surrey, CR0 1QG Approx 2,372 sqft (220.37 sqm)

DESCRIPTION

Opportunity to occupy well presented 3rd floor offices situated in a tranquil courtyard setting just off Croydon High Street. Currently providing a mix of open plan space and partitioned offices the property could suit a variety of occupiers. Note the partitions are temporary and can be removed if desired to provide a fully open plan space.

The offices benefit from 2 allocated parking spaces, 24 hour access, secure ground floor entrance, an 8 person passenger lift, double glazed windows, central heating, male and female WC facilities, kitchen, raised floors with box trunking, and suspended ceilings with recessed lighting.

3 rd Floor	2,372 sqft	220.37 sqm
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PRICE

£41,500 per annum exclusive + VAT.

LEASE

New lease, terms to be agreed.

LOCATION

Situated just off Croydon High Street near the Flyover the property is accessed via a ground floor passageway off the High Street leading to a large, pleasant courtyard. The property is just over 10 minutes walk from East & West Croydon stations and regular bus services are available immediately outside on the High Street. Nearby NCP Car Parks provide both short term and annual parking options.

VIRTUAL TOUR

<https://tour.giraffe360.com/186db3246a924ddfa958a10d30d0af20/>

USE

Offices/ Class E (Commercial Business & Service).

RATES

Rateable value: £40,750 (From April 2023) Rates payable at 49.9p in the £ (2022/2023)

EPC

C-69

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Michael Angus
102 & 104 High Street, Croydon, CR9 1TN
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DATE

June 2023

FOLIO NUMBER

30194

**SUBJECT TO CONTRACT Important: See Disclaimer
Notice below.**



HUGGINS STUART EDWARDS

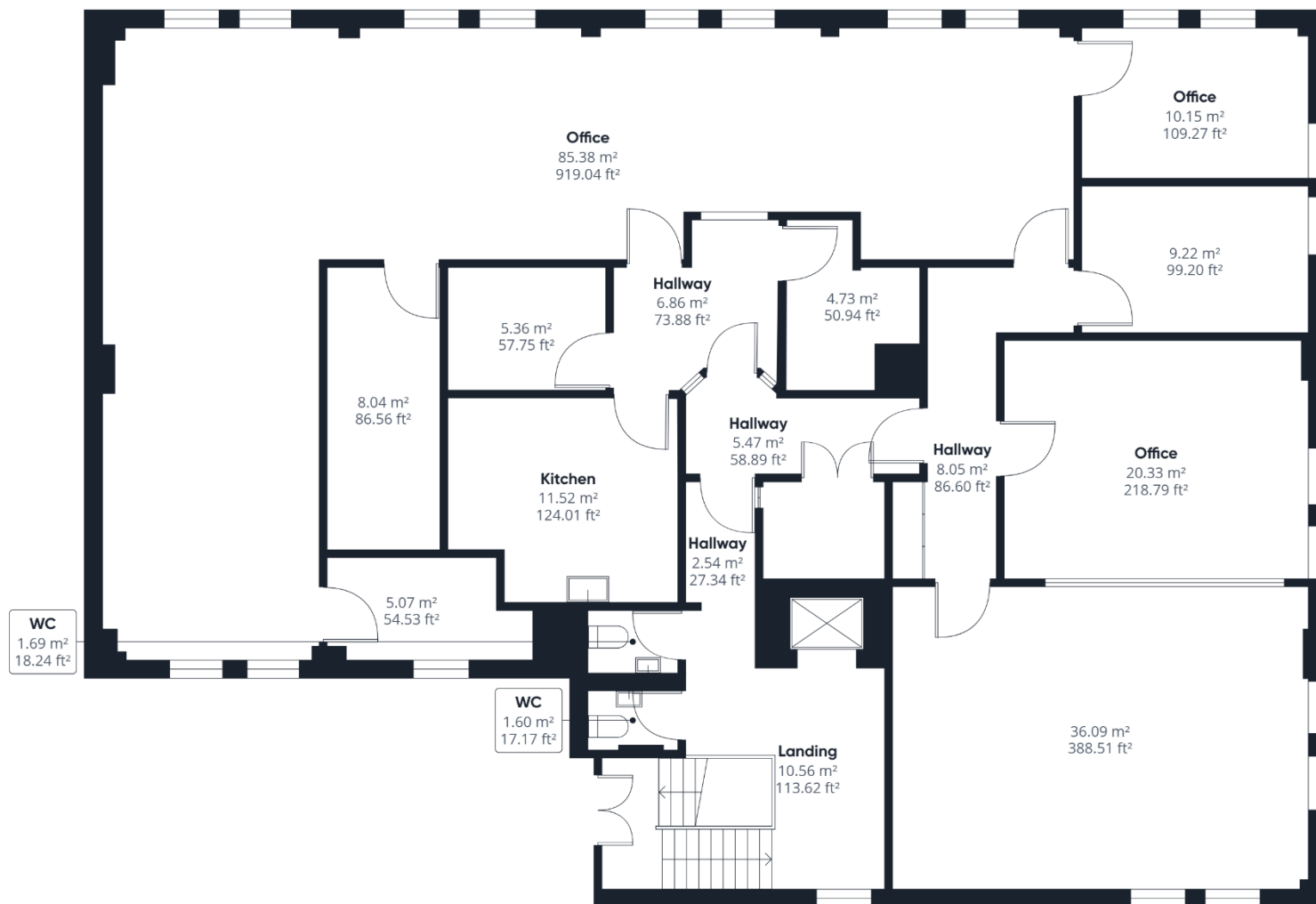
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Approximate total area⁽¹⁾

236.78 m²
2548.65 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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