



OFFICE BUILDING FOR SALE/TO LET

**HS HUGGINS STUART
EDWARDS**

**43 Friends Road, Croydon, Surrey CR0 1ED
FOR SALE £1.5M OR TO LET £36,000 PAX PER FLOOR**

43 Friends Road, Croydon, Surrey CR0 1ED

FOR SALE/TO LET

From 810 sqft to 2,754 sqft (255.85 sqm)

DESCRIPTION

Opportunity to acquire or occupy a superbly presented office building in a quiet location in central Croydon. The offices are arranged over ground, first and second floors and benefit from on-site car parking to the rear.

Ground Floor	810 sqft	75.25 sqm
1 st Floor	972 sqft	90.30 sqm
2 nd Floor	972 sqft	90.30 sqm
Total	2,754 sqft	255.85 sqm

USE

Class E

PRICE

£1,500,000 Freehold, with full vacant possession.

Alternatively, new 125 Year leases can be sold at £500,000 per floor. Ground rent payable to be confirmed.

RENT

£36,000 per annum exclusive per floor.

£92,000 per annum exclusive for whole building.

LEASE

New leases, FRI terms to be agreed.

LOCATION

Situated on Friends Road; a quiet one-way street in the centre of Croydon. The property is well located for the town

centre amenities and is only a few minutes walk from East Croydon railway station, Tramlink, and local bus services.

AMENITIES

- Entry phone system
- Gas fired central heating with thermostatically controlled radiators.
- Suspended ceiling with inset lighting.
- Underfloor and some perimeter trunking
- Kitchenettes/break out areas per floor.
- Onsite Parking.

EPC

D-84

RATES

Property has been assessed on a floor by floor basis. Rateable Values: GF- £12,750, 1F- £15,250, 2F- £14,250. Rates payable at 49.9p in the £ (2023/2024).

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment through agents:
Huggins Stuart Edwards – Croydon Office
T: 020 8688 8313
E: croydon@hsedwards.co.uk

DATE

January 2024

FOLIO NUMBER

30206

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

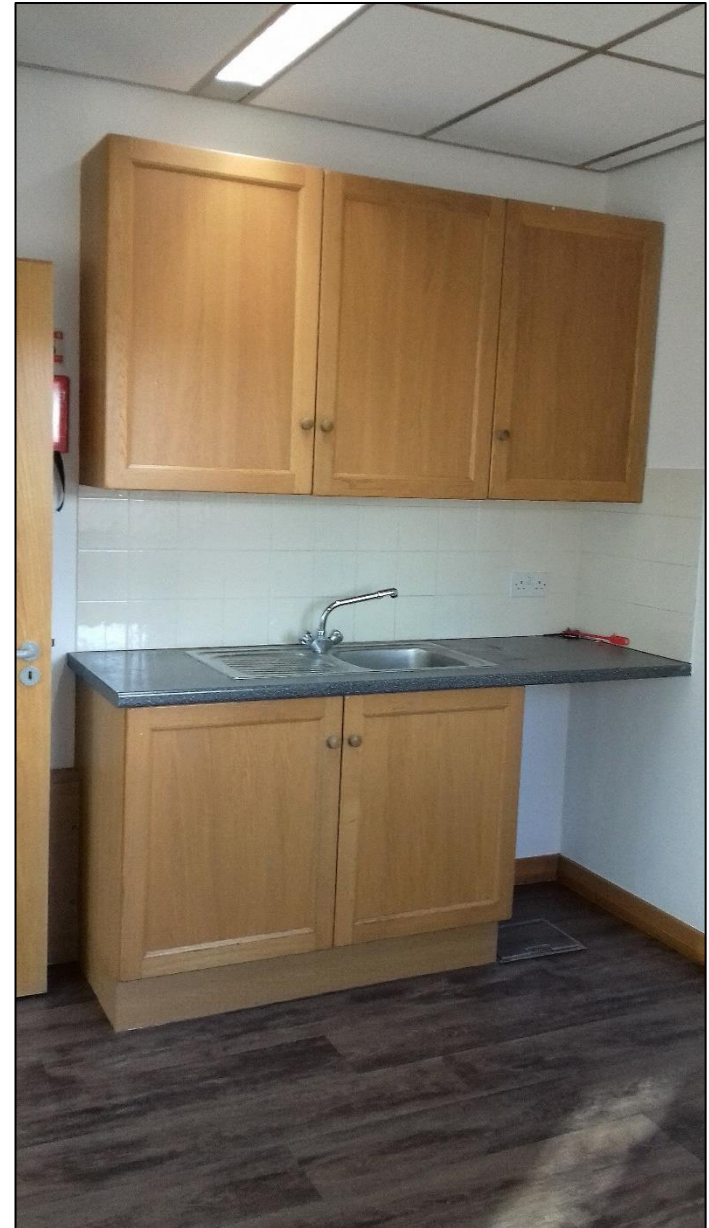
102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

10 WEST STREET
EPSOM
KT18 7RG
01372 740555

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www.hsedwards.co.uk

2nd Floor



Ground Floor

