



**SELF-CONTAINED OFFICES TO LET**

**1<sup>st</sup> & 2<sup>nd</sup> Floors 29-31 George Street,  
Croydon, CR0 1LB**

## TO LET

**From 1,038 sqft to 2,082 sqft approx.**

### DESCRIPTION

Opportunity to occupy newly refurbished offices in a prime position on George Street in the centre of Croydon. The offices are air-conditioned, with suspended ceilings, LED Lighting, intercom entry systems and perimeter trunking, each with their own kitchen facilities. WCs are situated on each floor. The offices can be let to single tenant or on a floor-by-floor basis.

1 <sup>st</sup> Floor	1,038 sqft	96.40 sqm
2 <sup>nd</sup> Floor	1,044 sqft	97.01 sqm
TOTAL	2,082 sqft	193.41 sqm

### RENT

**1<sup>st</sup> Floor:** £18,250 per annum exclusive.

**2<sup>nd</sup> Floor:** £17,750 per annum exclusive.

### LEASE

New full repairing and insuring lease on terms to be agreed.

### LOCATION

Situated on the North side of George Street in central Croydon. The offices are accessed via a secure ground floor entrance between Earthy Coffee and CEX. The property is centrally located within easy walking distance of East Croydon Station (6 minutes approx.) and surrounded by a variety of restaurants, retailers, and other amenities. George Street tram stop is close by providing services to,

Beckenham & Wimbledon via East Croydon. The location is well served by multiple bus routes.

### VIRTUAL TOUR LINK

<https://tour.giraffe360.com/b2c111c1509944239e0231f4f22c5775/>

### RATES

1<sup>st</sup> Floor rateable value: £14,250.

2<sup>nd</sup> Floor rateable value: £13,000.

Rates Payable at 49.9p in the £ (2024/25)

### EPC

1<sup>st</sup> Floor: B-46

2<sup>nd</sup> Floor: B-27

### 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

February 2025

### FOLIO NUMBER

30242

### SUBJECT TO CONTRACT

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



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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78.88 m<sup>2</sup>  
849.09 ft<sup>2</sup>

11.90 m<sup>2</sup>  
128.12 ft<sup>2</sup>

**Landing / Hallway**

14.24 m<sup>2</sup>  
153.30 ft<sup>2</sup>

2.93 m<sup>2</sup>  
31.49 ft<sup>2</sup>

**Kitchen**  
5.62 m<sup>2</sup>  
60.54 ft<sup>2</sup>

**Approximate total area<sup>(1)</sup>**

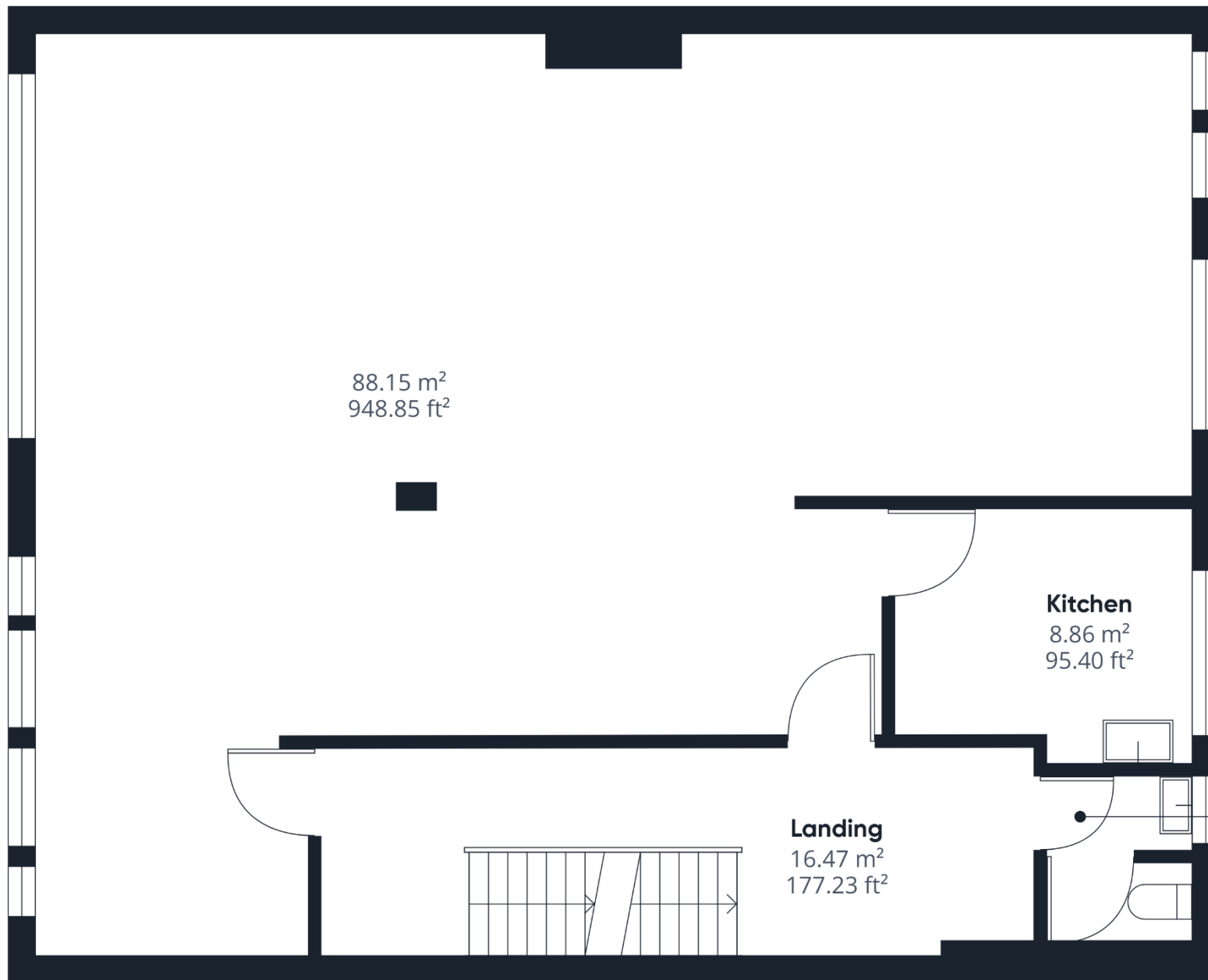
116.18 m<sup>2</sup>  
1250.6 ft<sup>2</sup>

(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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Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

116.48 m<sup>2</sup>  
1253.74 ft<sup>2</sup>

(1) Excluding balconies and terraces

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