



OFFICES TO LET

**HS HUGGINS STUART
EDWARDS**

**3rd Floor Freedman House, 117 High Street, Croydon,
CR0 1QG
£17.50 PER SQFT PER ANNUM EXCLUSIVE PLUS VAT**

3rd Floor Freedman House, 117 High Street,
Croydon, CR0 1QG

TO LET

Approx 1,887 sqft (175.28 sqm)

DESCRIPTION

Well-presented air-conditioned offices finished to a high standard in an attractive courtyard setting situated just off the High Street.

The offices benefit from a mix of open plan and glazed partitioned suites with raised flooring, box trunking, LED Panel Lighting, a large private kitchen/breakout area and server/storage room. The building has a passenger lift and shared WC facilities. Available as a single floor but consideration will be given to dividing into smaller suites if desired.

3 rd Floor	1,887 sqft	175.28 sqm
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RENT

£17.50 per sqft per annum exclusive plus VAT.

LEASE

New FRI Lease via the service charge for a term to be agreed.

LOCATION

The premises are located within easy walking distance of all central Croydon's excellent amenities set in this attractive courtyard setting. The Wandle Road NCP Car Park is almost opposite Christopher Wren Yard.

VIRTUAL TOUR LINK

<https://tour.giraffe360.com/bc79e077c7fd4fa19b320639927c1cfe/?lsf=1>

RATES

Rateable value: £31,500. Rates payable at 49.9p in the £ (2025/26).

SERVICE CHARGE

Service charge year runs from 25th March to 24th March. Approx cost for 2024-2025 £9.70 per sqft. 2025 to 2026 budget TBC.

EPC

D-81 (Pre Lighting & AC upgrade)

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

DATE

August 2025

FOLIO NUMBER

30306

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



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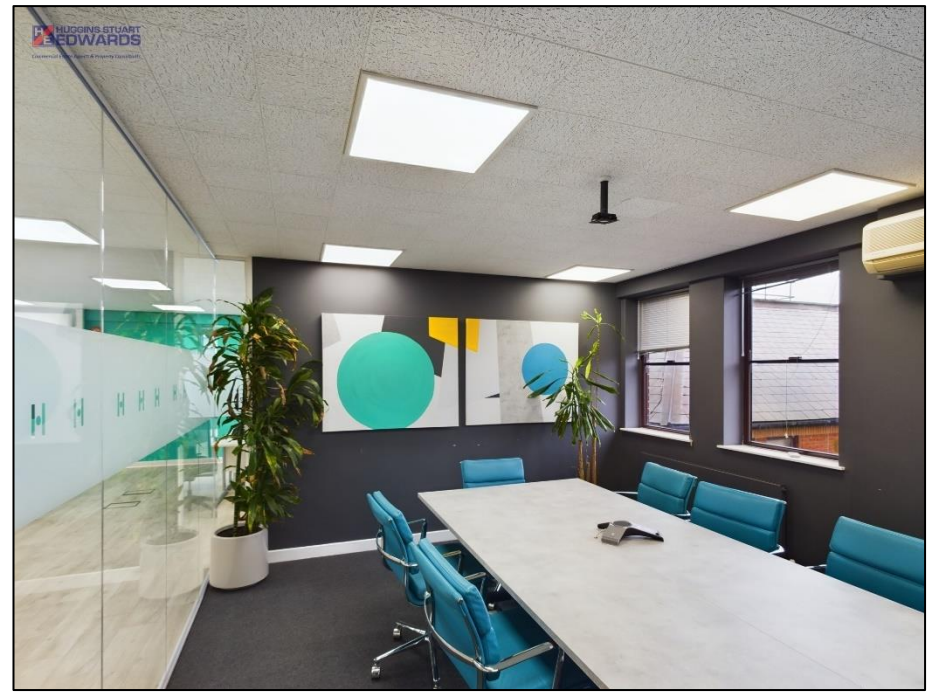
**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

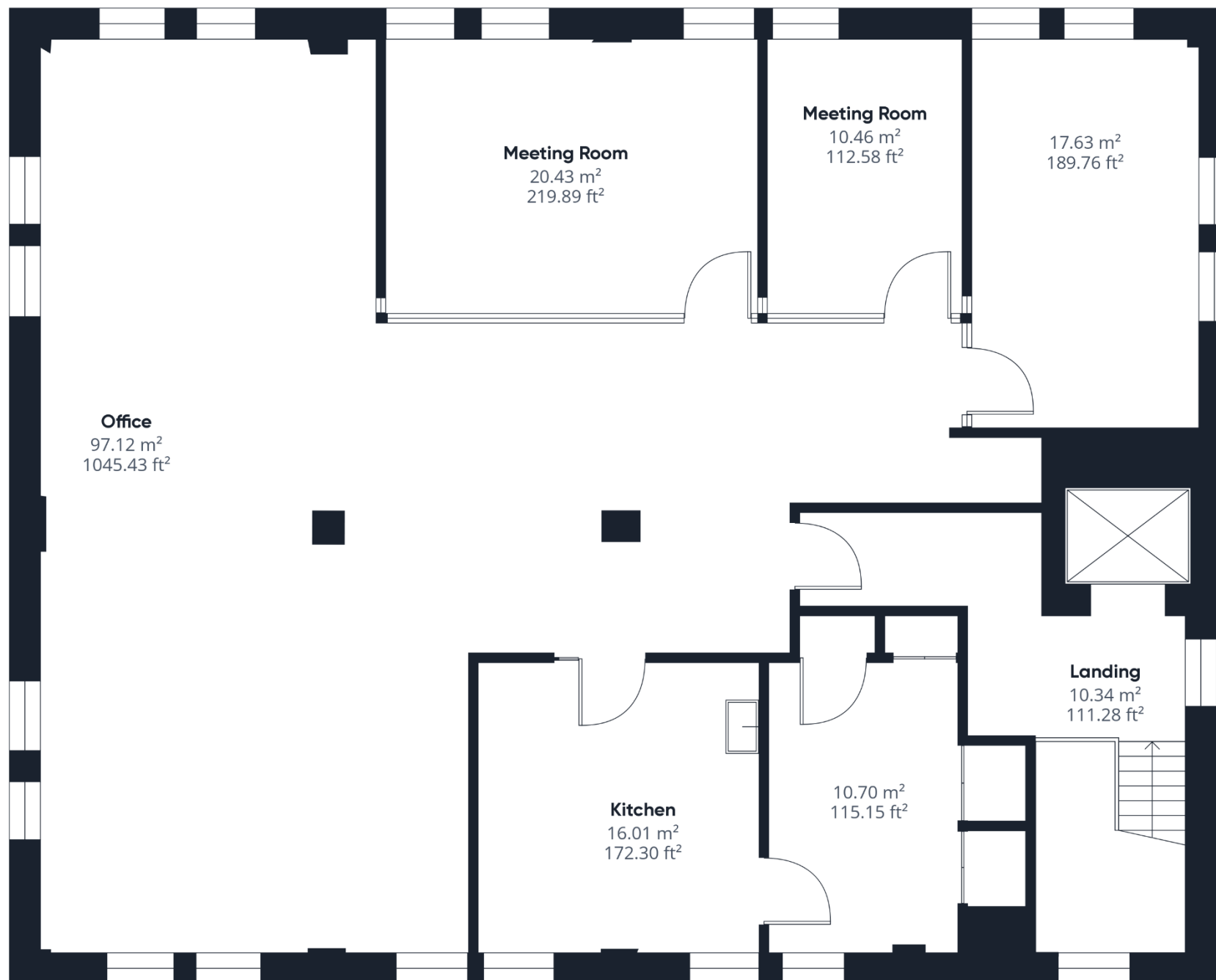
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www.hsedwards.co.uk





Approximate total area⁽¹⁾

185.63 m²
1998.13 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.

GIRAFFE 360