



SELF-CONTAINED OFFICES TO LET

**HS HUGGINS STUART
EDWARDS**

**38 Junction Road, South Croydon, CR2 6RB
£1,200 PER CALENDAR MONTH**

38 Junction Road, South Croydon,
CR2 6RB

TO LET

Approx. 781 sq. ft. (72.51 sqm)

DESCRIPTION

Self-contained office space arranged over ground and first floors on Junction Road, just off Brighton Road. The offices provide open plan space on the ground floor with demountable partitioned space on the first floor. These partitions can easily be removed if more open plan space is desired.

Ground Floor	238 sq. ft	22.07 sqm
First Floor	543 sq. ft	50.44 sqm
TOTAL	781 sq. ft	72.51 sqm

RENT

£1,200 per calendar month exclusive.

LEASE

New full repairing lease to exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II. Terms to be agreed.

AMENITIES

- Electric Heating
- Carpeted Throughout.
- Double Glazing
- Kitchen
- WC
- LED Lighting

LOCATION

Situated minutes from Croydon town centre just off the busy Brighton (A235) Road. The property is well served by local amenities and bus routes. South Croydon railway station is a short 10-minute walk away.

VIRTUAL TOUR LINK

<https://tour.giraffe360.com/fdb5a0a9aeda40db9dbb0b26606c186f>

RATES

Rateable value: £11,000. Rates payable at 49.9p in the £ (2025/2026)

EPC

D (79)

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

October 2025

FOLIO NUMBER

30325

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

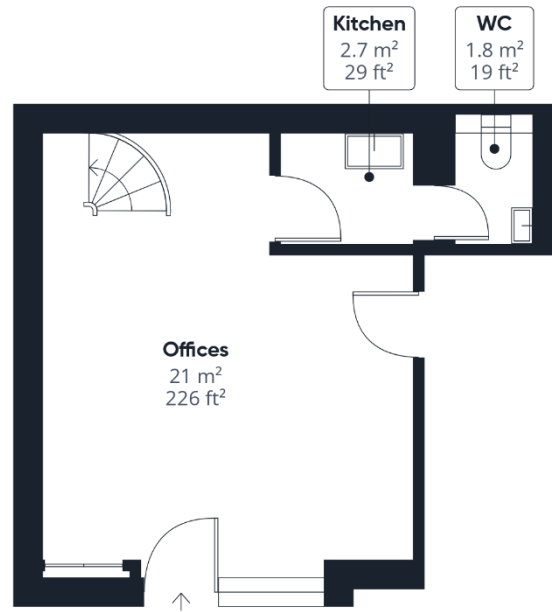
**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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

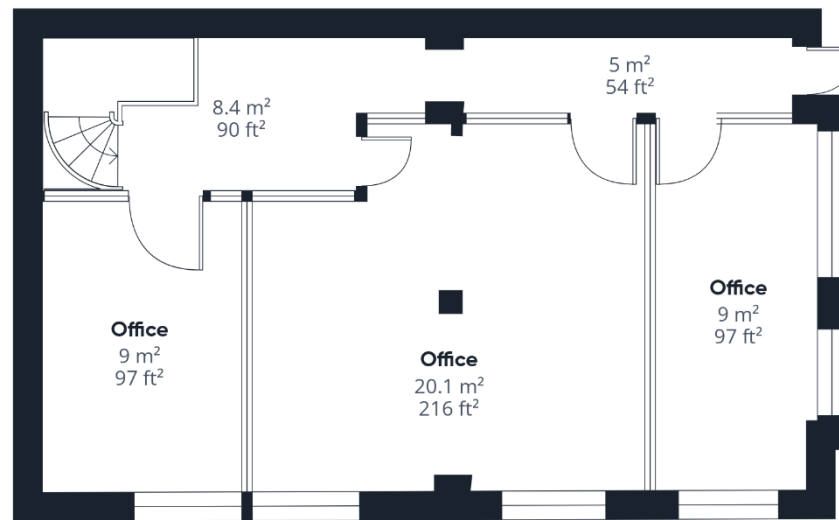
10 WEST STREET
EPSOM
KT18 7RG
01372 740555

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: Apex House, 10 West Street, Epsom, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Huggins Stuart Edwards Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Stuart Edwards Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.

www.hsedwards.co.uk



Ground Floor



Floor 1



Approximate total area^m

77.3 m²
831 ft²

Reduced headroom

2.2 m²
24 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

