



SELF-CONTAINED OFFICES TO LET

**HS HUGGINS STUART
E EDWARDS**

**2 Ambleside Avenue, Streatham, SW16 6AD
£20,000 PER ANNUM EXCLUSIVE**

2 Ambleside Avenue, Streatham, SW16 6AD TO LET

Approx 1,518 sqft (141.02 sqm)

DESCRIPTION

Opportunity to occupy a self-contained office building less than 5 minutes' walk from Streatham Station. The property is arranged over ground and first floors with male & female WC's, private front entrance, and central heating. The property would benefit from internal refurbishment and incentives are available, terms to be agreed. The property would suit a variety of occupier types under Class E.

Ground Floor	744 sqft	69.12 sqm
1 st Floor	774 sqft	71.90 sqm
TOTAL	1,518 sqft	141.02 sqm

RENT

£20,000 per annum exclusive

USE

Class E (Commercial Business & Service)

LEASE

New Lease. Terms to be agreed.

LOCATION

The property is situated on Ambleside Avenue close to the junction with Gleneagles Road. Streatham train station is less than 5 minutes walk away providing

regular Thameslink and Southern services to London terminals, Sutton & East Croydon.

RATES

Ground Floor Rateable value: £11,500

First Floor Rateable value: £12,000

Rates payable at 43p in the £ (2026/27). Qualifying RHL occupiers would pay a lower multiplier of 38.2p in the £. Occupiers to satisfy themselves as to their eligibility.

EPC

D-84

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
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DATE

April 2026

FOLIO NUMBER

30351

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



HUGGINS STUART EDWARDS

COMMERCIAL ESTATE AGENTS PROPERTY CONSULTANTS

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