

CLASS E PROPERTY TO LET

HUGGINS STUART EDWARDS

117 South End, Croydon, CR0 1BJ

£21,750 Per Annum Exclusive

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TO LET

Approx 1,201 sqft (111.6 sqm)

DESCRIPTION

Rare opportunity to occupy a self-contained commercial building with allocated rear car parking. The property comprises a presentable air-conditioned ground floor office/retail space with basement storage,1st & 2nd floor offices, Kitchen and WC facilities.

Ground Floor	439 sqft	40.79 sqm
First Floor	359 sqft	33.31 sqm
Second Floor	254 sqft	23.61 sqm
Basement	149 sqft	13.89 sqm
TOTAL	1,201 sqft	111.6 sqm

RENT

£21,750 per annum exclusive.

LEASE

New Lease. Terms to be agreed.

USE

Class E

LOCATION

Situated on South End in a prominent position at the junction with Brighton Road & Warham Road. Nearby occupiers include Tesco Express, an Alphega Pharmacy and Co-Op funeral care. Limited on-street parking is available in South End, Selsdon Road and Ledbury Road. The M23 junction 8 is 6.5 miles away. South Croydon train station is approximately 7 minutes' walk away providing regular rail services.

RATES

Rateable value: £17,250. Rates payable at 38.2p in the £ for RHL occupiers or 43.2p in the £ for non-RHL occupiers (2026/27).

EPC

D-76 (Expires March 2034)

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

November 2026

FOLIO NUMBER

30388

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
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