



OFFICES TO LET

**HS HUGGINS STUART
EDWARDS**

**Freedman House, 117 High Street, Croydon
CR0 1QG
From £17.50 per sqft**

117 High Street, Croydon, CR0 1QG.

TO LET

From 1,530 to 5,195 sqft (142.14 to 483.84 sqm)

DESCRIPTION

Well-presented offices in an attractive courtyard setting situated just off the High Street. Available on a floor-by-floor basis on new, flexible, full repairing and insuring leases. Terms to be agreed.

The 3rd Floor has been finished to a high standard and is ready for immediate occupation. The remaining floors offer bright and modern accommodation and have recently benefitted from a lighting upgrade to LED Panels.

Ground Floor	1,530 sqft	142.14 sqm
1 st Floor	1,778 sqft	166.42 sqm
3 rd Floor	1,887 sqft	175.28 sqm
TOTAL	5,195 sqft	483.84 sqm

RENT

Ground & 1st Floors: £17.50 per sqft PAX plus VAT.
3rd Floor: £19.00 per sqft PAX plus VAT.

VIRTUAL TOUR LINK (Ground Floor)

<https://tour.giraffe360.com/772ddd5589bb4f37b4b4ab99d58b1128/?lsf=1>

VIRTUAL TOUR LINK (3rd Floor)

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

LOCATION

The premises are located within easy walking distance of all central Croydon's excellent amenities set in this attractive

modern courtyard setting. The Wandle Road NCP Car Park is almost opposite Christopher Wren Yard.

RATES

Non-domestic uniform rates payable at 49.9p in the £ (2023/24) Approximately £8.44 per sqft.

AMENITIES

- Entry phone system
- Alarm system
- Central heating
- Suspended ceilings with LED Panel Lighting
- A/C (3rd Floor)
- Automatic passenger lift
- Shared WCs
- Raised floors
- Kitchen/break-out facilities

EPC

D-81 (Pre- Lighting 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
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E: michael.angus@hsedwards.co.uk

DATE

March 2024

FOLIO NUMBER

171258 (CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

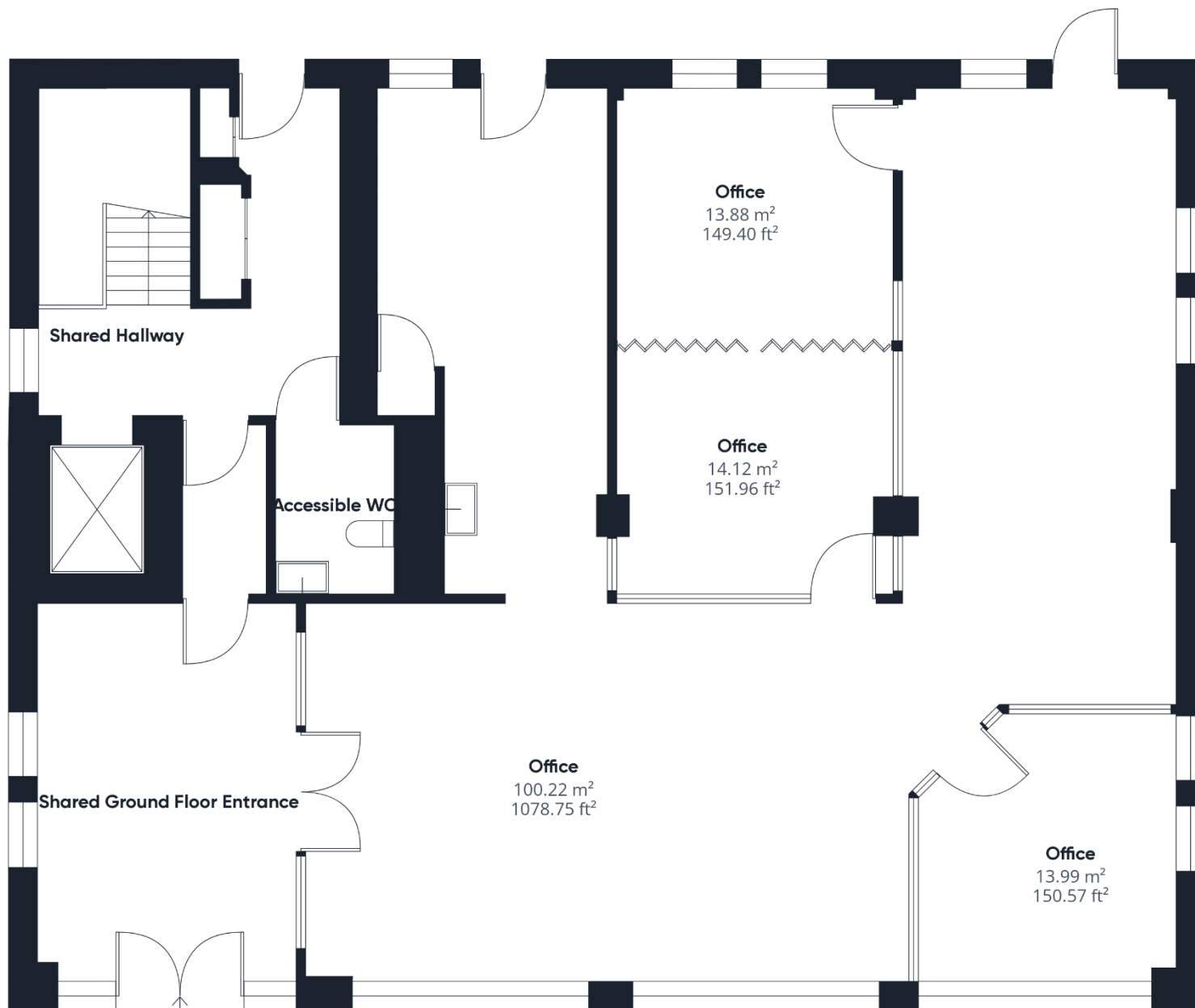
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www.hsedwards.co.uk

Ground Floor



Approximate total area⁽¹⁾

188.92 m²

2033.55 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.

GIRAFFE360

3rd Floor



Approximate total area⁽¹⁾

185.63 m²
1998.13 ft²

(1) Excluding balconies and terraces

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GIRAFFE 360

3rd Floor

