



OFFICE SUITES TO LET

**HS** HUGGINS STUART  
**EDWARDS**

Woolwich House, 43 George Street, Croydon, Surrey  
CR0 1LB  
From 1,275 – 4,467 sqft

**Woolwich House, 43 George Street,  
Croydon, Surrey CR0 1LB.**

## TO LET

### DESCRIPTION

Attractive air-conditioned office suites in a prominent "art deco" building on the corner of George Street and Wellesley Road. The suites are arranged predominantly as open plan with some private offices and meeting rooms. The suites can be divided to suit requirements.

First Floor Suite	1,470 sqft	136.55 sqm
2 <sup>nd</sup> Floor Suite A	1,722 sqft	159.98 sqm
2 <sup>nd</sup> Floor Suite B	1,275 sqft	118.43 sqm
<b>TOTAL</b>	<b>4,467 sqft</b>	<b>414.96 sqm</b>

### LOCATION

The premises are situated in the heart of Croydon in this attractive art deco style building. The offices are within a few minutes' walk of East Croydon rail station and George Street Tram stop. West Croydon station is approximately 10 minutes' walk from the premises and the local bus services can be found in the surrounding roads with numerous services to central London and the surrounding area.

### RENT

£19.00 per sqft per annum plus VAT.

### LEASE

New full repairing and insuring leases for a term to be agreed. Leases to be drafted outside Sections 24 – 28 of the Landlord and Tenant Act 1954 Part II as amended.

### AMENITIES

- Entry phone system
- Automatic passenger lift
- Cooling
- Central heating with radiators.
- Suspended ceiling.
- Fluorescent lighting
- Male and female toilet facilities

### RATES

Rateable Value for First Floor Suite: £13,500.

Rateable Value for Second Floor Suite A: £18,000

Rateable Value for Second Floor Suite B: £13,750

Rates payable at 49.9p in the (2022/2023)

### 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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### DATE

December 2022

### FOLIO NUMBER

171908 (CL)

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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