



MULTIPLE OFFICE SUITES TO LET

**HS HUGGINS STUART
EDWARDS**

**Davis House, 69-77 High Street, Croydon CR0 0YA
£17.50 PER SQFT**

Davis House, 69-77 High Street, Croydon
CR0 0YA

TO LET

From 2,298 sqft (213.49 sqm) to 19,047 sqft
(1,769.53 sqm)

DESCRIPTION

Well-presented open plan refurbished offices available in a range of sizes from smaller suites up to entire floors. The available space can be adapted to suit occupier requirements.

2 nd Floor Suite	2,298 sqft	213.49 sqm
6 th Floor	12,014 sqft	1,116.14 sqm
7 th Floor Suite	4,735 sqft	439.90 sqm
TOTAL	19,047 sqft	1,769.53 sqm

RENT

£17.50 per sqft per annum exclusive.

LEASE

The premises are available on a new FRI Leases on terms to be agreed. Leases to be contracted outside of the Landlord & Tenant Act 1954 Part II.

LOCATION

The premises are situated within the heart of Croydon's busy commercial centre within easy walking distance of East Croydon railway station (London Bridge 14 minutes; Victoria 16 minutes), Tramlink in George Street and buses passing the front of the building. The Whitgift, Centrale and proposed Westfield Shopping Centres are within 5 minutes walking distance.

AMENITIES

- 24 hour security
- On-site building manager
- Four automatic passenger lifts
- Male, female and disabled toilet facilities
- Suspended ceilings
- LG7 lighting
- Air conditioning
- Bicycle racks
- Premises will be completely redecorated and re-carpeted
- On-site car parking

RATES

We understand from the Valuation Office website that the rateable value for the 2nd floor suite is £29,250, 6th floor is £143,000 and £60,000 for the 7th floor suite. Rates payable multiplier for 22/23 is 51.2p in the £ or 49.9p in the £ for small businesses.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Michael Angus

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DATE

June 2022

FOLIO NUMBER

171786

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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