



OFFICES WITH PARKING TO LET

HS HUGGINS STUART
E EDWARDS

79A Park Lane, Croydon, CR0 1JG
£21,000 PAX

79A Park Lane, Croydon,
CR0 1JG.

TO LET

Approx. 1,034 sq. ft. (96.14 sqm)

DESCRIPTION

Opportunity to occupy self-contained office space within this attractive late Victorian building in a prominent position close to the town centre. The offices are arranged over 1st & 2nd floors and benefit from their own private ground floor entrance and onsite parking for 2 cars.

1st Floor	630 sq. ft	58.6 sqm
2 nd Floor	402 sq. ft	37.4 sqm
TOTAL	1,034 sq. ft	96 sqm

LEASE

New lease, terms to be agreed. Lease to exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

RENT

£21,000 per annum exclusive.

LOCATION

The premises are well positioned on Park Lane within easy walking distance, of the High Street, Fairfield Halls and East Croydon Station.

AMENITIES

- Central Heating
- Carpeted Throughout.
- Part double glazed.
- On-site, off-road Parking
- Male and Female Toilets

RATES

Rateable value: £12,325

Non-domestic uniform rates payable at 49.9p in the £ (2021/22).

EPC

Rating D (80)

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

September 2021

FOLIO NUMBER

30075 (CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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