



SELF-CONTAINED OFFICES TO LET

HS HUGGINS STUART
E EDWARDS

38 Junction Road, South Croydon, CR2 6RB
£13,800 PER ANNUM

38 Junction Road, South Croydon,
CR2 6RB

TO LET

Approx. 796 sq. ft. (74 sqm)

DESCRIPTION

Self-contained office space arranged over ground and first floors on Junction Road, just off Brighton Road. The offices have recently been refurbished and provide open plan space on the ground floor with demountable partitioned space on the first floor. These partitions can easily be removed if more open plan space is desired.

Ground Floor	256 sq. ft	23.82 sqm
First Floor	540 sq. ft	50.16 sqm
TOTAL	796 sq. ft	73.98 sqm

RENT

£13,800 per annum. Inclusive of water rates and building Insurance. Tenant to be directly responsible for Business Rates, electricity, phones and internet.

LEASE

New full repairing lease to exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II. Terms to be agreed.

AMENITIES

- Electric Heating
- Carpeted Throughout.
- Double Glazing
- Kitchen
- WC
- LED Lighting

LOCATION

Situated minutes from South Croydon town centre just off the busy Brighton (A235) Road. Within walking distance of numerous retail premises and bus services serving the surrounding areas. Just a short 10-minute walk from South Croydon railway station.

RATES

Rateable value: £8,200. Rates payable at 49.9p in the £ (2021/2022)

EPC

D (79)

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via joint agents Huggins Stuart Edwards and Gildersleve and Payne.

CONTACT

Huggins Stuart Edwards – Croydon Office
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Gildersleve and Payne: 020 8686 4400

DATE

October 2021

FOLIO NUMBER

30089 (CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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