



2<sup>nd</sup> FLOOR OFFICES TO LET

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

The Courtyard, 14A Sydenham Road, Croydon, CR0 2EE  
1,223 SQFT

2<sup>nd</sup> Floor, The Courtyard, 14A Sydenham Road, Croydon, CR0 2EE

## TO LET

Approx 1,223 sqft (113.62 sqm)

### DESCRIPTION

Opportunity to occupy refurbished open plan offices in a prime location within easy walking distance to both East Croydon and West Croydon Stations. The offices benefit from air-conditioning, a passenger lift, and allocated parking for two cars. Furnished options available subject to negotiation.

2 <sup>nd</sup> Floor	1,223 sqft	113.62 sqm
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### ANNUAL RENT

£24.81 per sqft inclusive, payable quarterly in advance.

Rent inclusive of business rates, building insurance and maintenance contributions. Utilities excluded and to be recharged proportionally based on usage. Cleaning costs also excluded. Tenant responsible for own telephone and internet costs.

### TENURE

Offices are available by way of a new sublease for a term of up to 2 years. Sublease to exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

### LOCATION

Situated in Croydon's corporate centre close to the junction with Dingwall Road. The property is approximately 8 minutes walk from East Croydon Station and 7 minutes walk

from West Croydon Station. The Whitgift, North End, and Centrale retail centres are within a similar walking distance. Tramlink services are also available on Wellesley Road connecting Croydon with Bromley, Merton & Sutton.

### AMENITIES

- Air-conditioning
- Kitchenette
- Car Parking
- LED Lighting
- Box Trunking
- Double Glazing
- 8 Person Passenger Lift
- Shared WC Facilities
- Entry Phone System
- Raised Flooring
- Perimeter Trunking

### EPC

C-74

### 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  
T: 020 8688 8313  
E: [croydon@hsedwards.co.uk](mailto:croydon@hsedwards.co.uk)

### DATE

April 2022

### FOLIO NUMBER

30121

### SUBJECT TO CONTRACT

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



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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