



BUSINESS UNIT – CLASS E

HS EDWARDS
HUGGINS STUART

Rear of 429 Brighton Road, South Croydon, CR2 6EU
£23,000 PAX

Rear of 429 Brighton Road,
South Croydon.

CR2 6EU

TO LET

Approx 1,084 sqft (101.02 sqm)

DESCRIPTION

Ground floor commercial property in South Croydon, accessed via Brantwood Road. The property has been recently refurbished to a high standard providing quality, air-conditioned, open-plan space, suitable for a variety of users under Class E. The property benefits from a kitchenette, disabled WC, plus one allocated parking space. Free off street customer parking is available nearby.

Offices	1,028 sqft	95.8 sqm
Kitchenette	56 sqft	5.22 sqm
TOTAL	1,084 sqft	101.02 sqm

RENT

£23,000 per annum exclusive

LEASE

New lease, terms to be agreed.

RATES

The property is currently assessed as part of the adjoining unit. A separate assessment has been requested.

LOCATION

Situated south of South Croydon's town centre the property is located just off the busy Brighton (A235) Road, within walking distance of numerous retail premises and bus services serving the surrounding areas, and a short (20-minute drive) from the M25 London orbital ring road. Nearby stations include South Croydon, Sanderstead and Purley Oaks. All are within 15 minutes' walk of the property providing regular services to East Croydon and London terminals.

EPC

In the course of preparation.

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

DATE

May 2022

FOLIO NUMBER

30126

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

APEX HOUSE
10 WEST STREET
EPSOM
KT18 7RG
01372 740555

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only
No plastic bags

WASH
WASH
WASH

Zoflora
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DISINFECTANT

HYDRATION

COFFEE

15

15

15