



OFFICE/CLASS E BUILDING TO LET

HS HUGGINS STUART
E EDWARDS

Christopher Wren Yard, 115 High Street Croydon, Surrey
CR0 1QG

£80,000 PER ANNUM EXCLUSIVE

Christopher Wren Yard, 115 High Street,
Croydon, CR0 1QG

TO LET

Approx 4,051 sqft (376.37 sqm)

DESCRIPTION

Opportunity to occupy a self-contained office building in a tranquil courtyard setting just off of Croydon High Street. The building is of 1980s construction and is comprised of 3 floors of offices, a reception area, and plant room. The property benefits from 2 allocated parking spaces, an 8 person passenger lift, gas fired central heating, male, female and disabled WC facilities, kitchenette, raised floors, and suspended ceilings with LG7 Lighting.

Ground Floor Offices & Reception	1,033 sqft	95.99 sqm
1 st Floor Offices	1,033 sqft	95.99 sqm
2 nd Floor Offices	1,048 sqft	97.34 sqm
3 rd Floor Offices	937 sqft	87.05 sqm
TOTAL	4,051 sqft	376.37 sqm

USE

Offices or Class E (Commercial Business & Service).

RENT

£80,000 per annum exclusive plus VAT.

LEASE

New lease, terms to be agreed.

LOCATION

Situated just off Croydon High Street near the Flyover the property is accessed via a ground floor passageway off the High Street leading to a large, pleasant courtyard. The property is just over 10 minutes walk from East Croydon and regular bus services are available immediately outside on the High Street. Nearby NCP Car Parks provide both short term and annual parking options.

RATES

Rateable value: £64,500. Rates payable at 51.2p in the £ (2023/2024).

EPC

D-88 (Expired) New 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
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DATE

August 2023

FOLIO NUMBER

30165

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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