



SELF-CONTAINED OFFICES TO LET

1st & 2nd Floors 29-31 George Street,
Croydon, CR0 1LB

TO LET

From 1,038 sqft to 2,082 sqft approx.

DESCRIPTION

Opportunity to occupy newly refurbished offices in a prime position on George Street in the centre of Croydon. The offices are air-conditioned, with suspended ceilings, LED Lighting, intercom entry systems and perimeter trunking, each with their own kitchen facilities. WCs are situated on each floor. The offices can be let to single tenant or on a floor-by-floor basis.

1 st Floor	1,038 sqft	96.40 sqm
2 nd Floor	1,044 sqft	97.01 sqm
TOTAL	2,082 sqft	193.41 sqm

RENT

1st Floor: £22,000 per annum exclusive.

2nd Floor: £21,000 per annum exclusive.

LEASE

New full repairing and insuring lease on terms to be agreed.

LOCATION

Situated on the North side of George Street in central Croydon. The offices are accessed via a secure ground floor entrance between Earthy Coffee and CEX. The property is centrally located within easy walking distance of East Croydon Station (6 minutes approx.) and surrounded by a variety of restaurants, retailers, and other amenities. George Street tram stop is close by providing services to,

Beckenham & Wimbledon via East Croydon. The location is well served by multiple bus routes.

VIRTUAL TOUR LINK

<https://tour.giraffe360.com/b2c111c1509944239e0231f4f22c5775/>

RATES

1st Floor rateable value: £14,250.

2nd Floor rateable value: £13,000.

Rates Payable at 49.9p in the £ (2023/24)

EPC

1st Floor: E-123 (Rating prior to refurbishment)

2nd Floor: B-27 (Rating post refurbishment)

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

February 2024

FOLIO NUMBER

30242

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

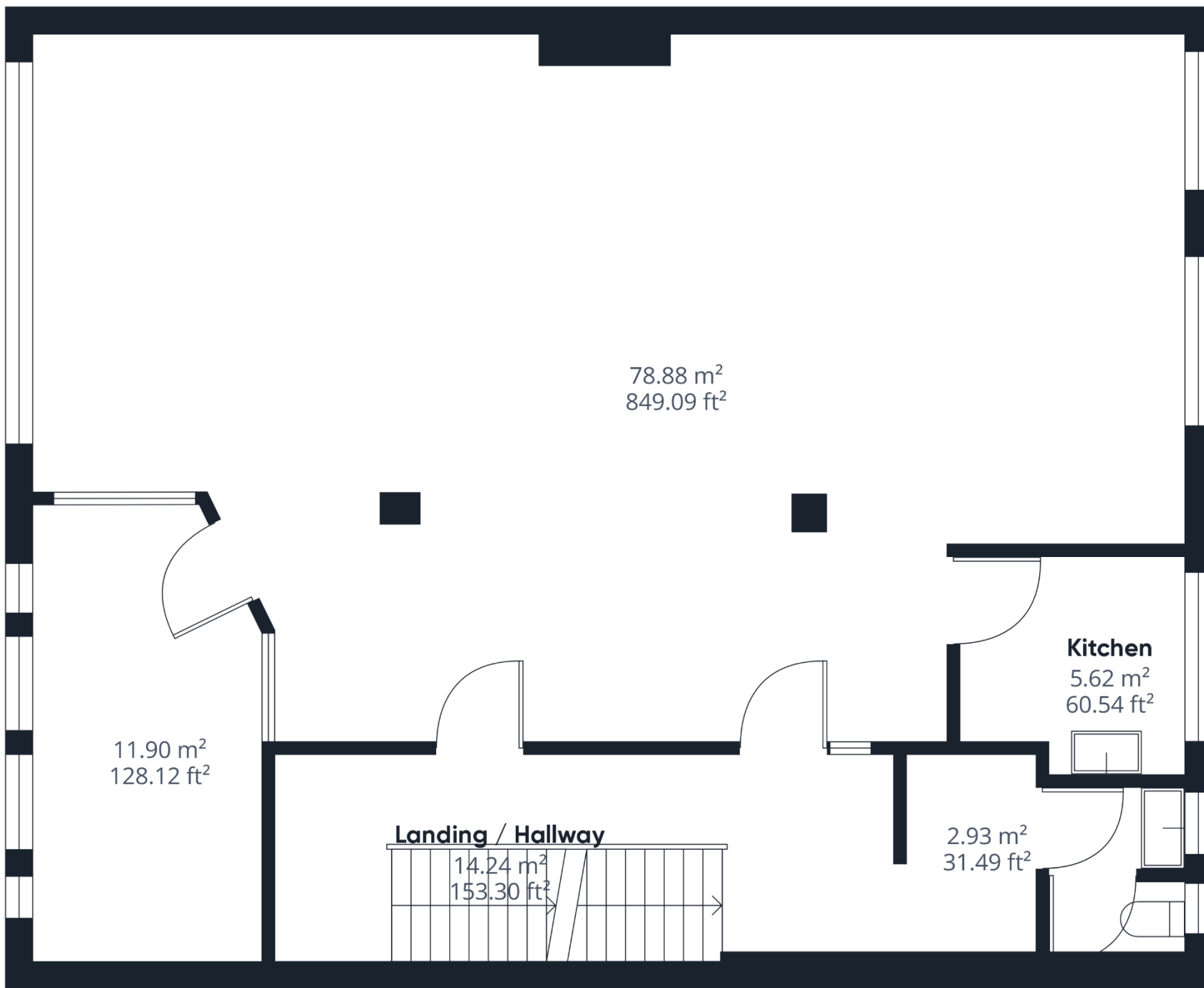
**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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

10 WEST STREET
EPSOM
KT18 7RG
01372 740555

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: 10 West Street, Epsom, Surrey, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Huggins Stuart Edwards Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Stuart Edwards Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.

www.hsedwards.co.uk



Floor 1

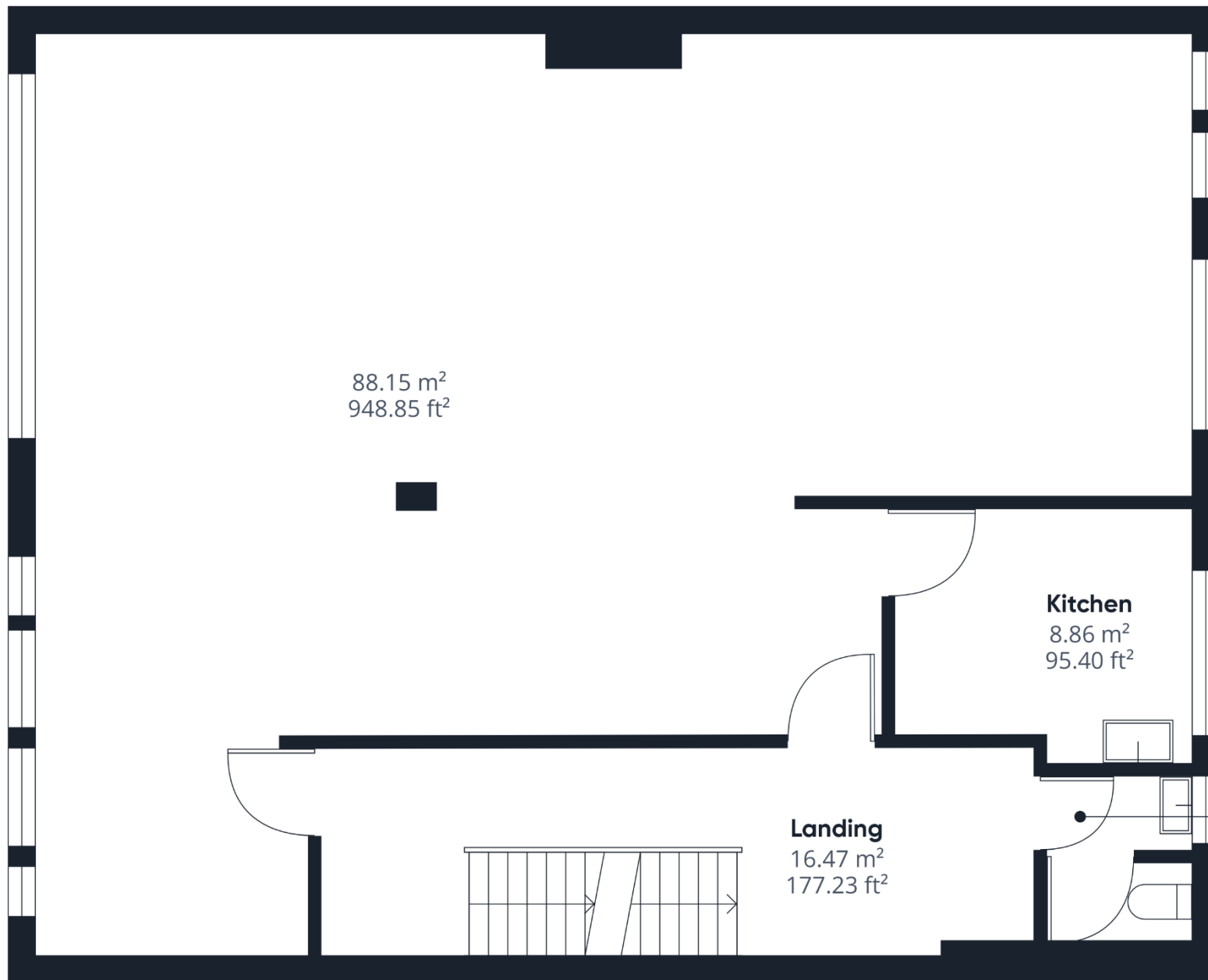
Approximate total area⁽¹⁾

116.18 m²
1250.6 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Approximate total area⁽¹⁾

116.48 m²
1253.74 ft²

WC
1.51 m²
16.22 ft²

Landing
16.47 m²
177.23 ft²

Kitchen
8.86 m²
95.40 ft²

88.15 m²
948.85 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 2