



**NEW OFFICE SUITE - TO LET**

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

11 Whitestone Way, New South Quarter,  
Croydon, Surrey CR0 4WF  
£50,000 PER ANNUM

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## TO LET

Approx 2,378 sqft (220.92 sqm)

### DESCRIPTION

Brand new ground floor office suite with forecourt car parking in Croydon, fitted out to an excellent standard by our clients and is ready for immediate occupation.

### USE

From the 1<sup>st</sup> September 2020 the property will be classed under E (Commercial Business & Service) which permits a much wider variety of uses than would have previously been suitable for this property, to confirm if your business would be suitable please check the explanatory memorandum provided by The Government:

[https://www.legislation.gov.uk/ukxi/2020/757/pdfs/ukxiem\\_20200757\\_en.pdf](https://www.legislation.gov.uk/ukxi/2020/757/pdfs/ukxiem_20200757_en.pdf)

### RENT

£50,000 per annum exclusive

### LEASE

The premises are available on a new full repairing and insuring lease for a period of years to be agreed drafted outside Section 24 – 28 Landlords Tenant Act 1954 Part 2 as amended.

### LOCATION

The office is located in a prominent location on this new Barretts constructed development.

Bus services can be found on the Purley Way adjacent to the development together a Sainsburys superstore and other retailers. Wandle Park Tramlink station is within 3 minutes

walk providing excellent access to Croydon Town Centre East and West Croydon Railway Station.

### AMENITIES

- Attractive reception area with corporate branding opportunity.
- Ducted cooling heating and natural ventilation.
- LED light fittings.
- Fitted kitchenette to include dishwasher, fridge and microwave.
- 100MB internet connection available subject to negotiation.
- Ability for tenant to install a raised floor.
- Disabled access with disabled WC.
- Male and Female shared WC facilities.
- Two forecourt parking spaces immediately outside the accommodation.

### RATES

To be assessed.

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### CONTACT

Michael Angus

Huggins Stuart Edwards – Croydon Office

102- 104 High Street, Croydon, CR9 1TN

T: 020 8688 8313

E: michael.angus@hsedwards.co.uk

### DATE

September 2020

### FOLIO NUMBER

170026 (CL)

### 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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