



OFFICES TO LET

HS HUGGINS STUART
E EDWARDS

Freedman House, 117 High Street, Croydon
CR0 1QG
£17.50 per sqft

117 High Street, Croydon, CR0 1QG.

TO LET

From 650 to 3,556 sqft (60.39 – 330.36 sqm) Approx.

DESCRIPTION

Built in the 1980s this 4-storey building provides modern office suites arranged over individual floors. The available space is situated on the 1st and 2nd floors, and can be let under a single lease, on a floor-by floor basis, or can be divided to create multiple suites per floor from 650 sqft approx.

The Ground floor of approx. 1,580 sqft is owner occupied, though could be made available to a prospective occupier subject to terms agreed.

1st Floor	1,778 sqft	165.18 sqm
2 nd Floor Area	1,778 sqft	165.18 sqm
TOTAL	3,556 sqft	330.36 sqm

RENT

£17.50 per sqft exclusive.

LOCATION

The premises are located within easy walking distance of all central Croydon's excellent amenities set in this attractive modern courtyard setting. The Wandle Road NCP Car Park is almost opposite Christopher Wren Yard.

RATES

Non-domestic uniform rates payable at 49.9p in the £ (2020/21) Approximately £8.42 per sqft.

LEASES

The suites are available on new flexible full repairing and insuring leases. Terms to be agreed. ***Incentives Available***

AMENITIES

- Entry phone system
- Alarm system
- Central heating
- Suspended ceilings with inset fluorescent lighting
- Kitchen/break-out facilities
- Comfort cooling (2nd Floor)
- Automatic passenger lift
- Carpeting
- Raised floors

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
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DATE

October 2021

FOLIO NUMBER

171258 (CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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2nd Floor



1st Floor

