



OFFICE BUILDING TO LET/FOR SALE

HS HUGGINS STUART
EDWARDS

43 Friends Road, Croydon, Surrey CR0 1ED
TO LET £22.50 PER SQFT/FOR SALE £1,225,000

43 Friends Road, Croydon, Surrey CR0 1ED

TO LET/FOR SALE

From 810 sqft (75.25 sqm) to 2,754 sqft (255.85 sqm)

DESCRIPTION

Superbly presented office building with on-site car parking. The offices are arranged as 3 suites over ground, first and second floors which are available as a whole or on a floor by floor basis.

Ground Floor	810 sqft	75.25 sqm
1 st Floor	972 sqft	90.30 sqm
2 nd Floor	972 sqft	90.30 sqm
Total	2,754 sqft	255.85 sqm

USE

From the 1st 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_2020_0757_en.pdf

RENT

£22.50 per sqft exclusive.

PRICE

Alternatively, our clients would consider disposing of their freehold interest at a price of £1,225,000.

LEASE

New leases, FRI terms to be agreed. Leases to exclude security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

LOCATION

Situated in the very heart of Croydon, only a few minutes walk from East Croydon railway station, Tramlink, local bus services, Centrale, Whitgift and the proposed Westfield shopping centres.

AMENITIES

- Entry phone system
- Gas fired central heating with thermostatically controlled radiators.
- Suspended ceiling with inset lighting.
- Underfloor and some perimeter trunking
- Kitchenettes/break out areas per floor.
- Onsite Parking.

RATES

Property has been assessed on a floor by floor basis: GF- £11,250, 1F- £13,250, 2F- £12,500. (information taken from Valuation Office website). Small business rate relief may be available subject to eligibility.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment through joint agents:

Michael Angus
Huggins Stuart Edwards – Croydon Office
T: 020 8688 8313
E: michael.angus@hsedwards.co.uk

DATE

October 2020

FOLIO NUMBER

171678 (CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

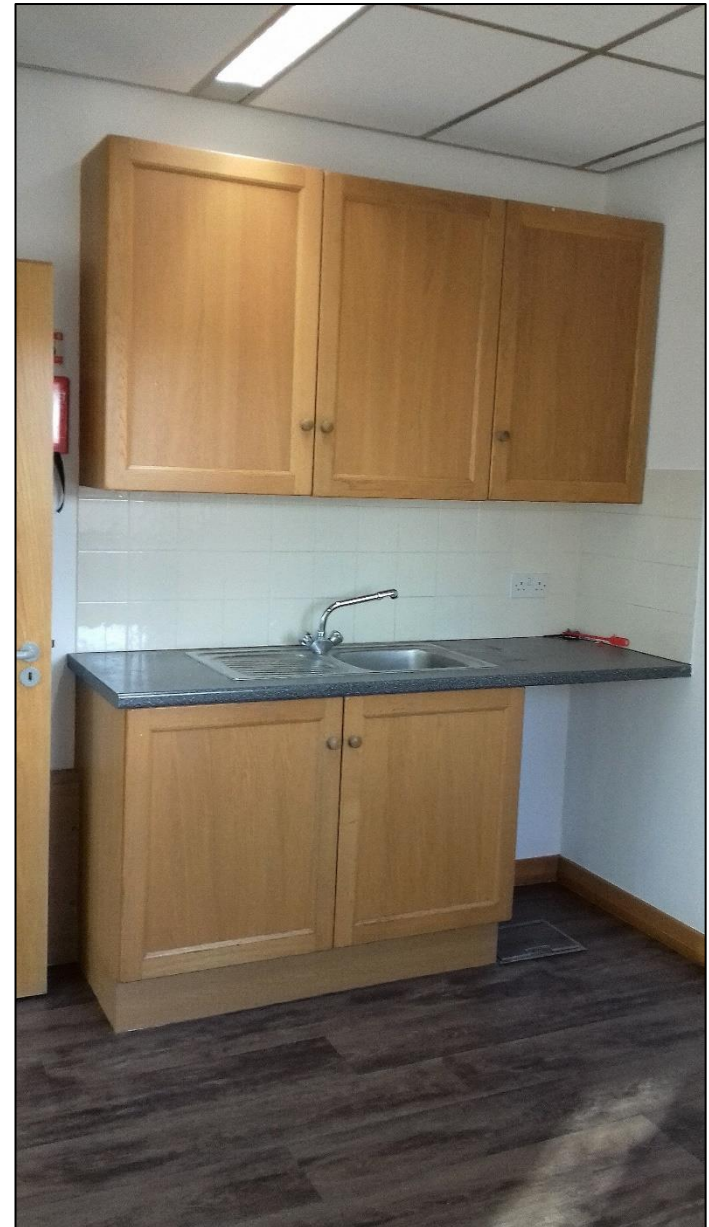
102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

APEX HOUSE
10 WEST STREET
EPSOM
KT18 7RG
01372 740555

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: Apex House, 10 West Street, Epsom, 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

2nd Floor



Ground Floor

