



OFFICE BUILDING TO LET

43 Friends Road, Croydon, Surrey CR0 1ED

TO LET

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

RENT

£25.00 per sqft exclusive.

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.

FREEHOLD

A sale of the freehold may be considered, price on application.

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:

Huggins Stuart Edwards – Croydon Office

T: 020 8688 8313

E: michael.angus@hsedwards.co.uk

Or SHW on 020 8662 2700

DATE

July 2020

FOLIO NUMBER

171678 (CL

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right



HUGGINS STUART EDWARDS

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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