



G/F OFFICE SUITE – TO LET

HS HUGGINS STUART
E EDWARDS

102 – 104 Park Lane, Croydon, Surrey CR0 1JB
£31,000 PER ANNUM

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TO LET

Approx 737 sqft (68.47 sqm)

DESCRIPTION

The premises comprise the rear section of this attractive Edwardian office building comprising three good sized rooms.

INCLUSIVE RENT

£31,000 per annum, plus VAT.

LEASE

The premises are available on a fully inclusive basis, including rent, rates, service charge and utilities, either by a Licence for 6 months or by a formal lease for a period of years to be agreed, to be drafted outside Sections 24–28 of the Landlord & Tenant Act 1954 Part II, as amended.

LOCATION

The premises are situated to the south of Croydon's busy commercial centre but within walking distance of East Croydon railway station, Tramlink and local bus services.

AMENITIES

- Double glazed windows
- Gas fired central heating
- Suspended ceiling with inset fluorescent lighting
- Carpeted
- Kitchenette
- Male and female toilet facilities

- Forecourt car parking available by separate Negotiation

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

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DATE

January 2020

FOLIO NUMBER

171829 (CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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