



TOP FLOOR OFFICE SUITE - TO LET

**HS HUGGINS STUART
EDWARDS**

**Top Floor (3rd) Woolwich House, 43 George Street,
Croydon, Surrey CR0 1LB
£16,500 PER ANNUM**

**Top Floor (3rd) Woolwich House,
43 George Street, Croydon, Surrey CR0 1LB**

TO LET

Approx 777 sqft (72.18 sqm)

DESCRIPTION

The accommodation is contained on the top floor of this attractive "art deco" building and will be arranged as open plan accommodation, which can be divided by means of demountable partitioning.

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/uksi/2020/757/pdfs/uksiem_20200757_en.pdf

RENT

£16,500 per annum.

LEASE

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

LOCATION

The premises are situated in the heart of Croydon in this attractive art deco style building and are within a few minutes walk of East Croydon station.

West Croydon station is approximately 10 minutes walk from the premises and the local bus services can be found in the surrounding road with numerous services to central London and the surrounding area.

AMENITIES

- Entry phone system
- Automatic passenger lift
- Central heating
- Perimeter trunking
- Kitchenette
- Suspended ceilings with inset LED lighting
- Male and female toilet facilities

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

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DATE

September 2020

FOLIO NUMBER

171955 (CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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