



OFFICE BUILDING - TO LET/FOR SALE

**HS HUGGINS STUART
EDWARDS**

**11 Laud Street, Croydon, Surrey CR0 1SU
£20,000 PER ANNUM**

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TO LET

Approx 1,290 sqft (119.84 sqm)

DESCRIPTION

Self contained office building on 3 floors with lower ground floor with good natural light and separate entrance. The property benefits from separate gas fired central heating systems, male and female toilets, kitchen area to the lower ground floor, double glazed windows, additional eaves and other storage areas.

RENT

£20,000 per annum.

FREEHOLD

My client would consider the sale of their Freehold Interest further details on request.

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 Section 24-28 of the Landlord and Tenant Act 1954 Part II as amended.

LOCATION

The premises are centrally situated just off the High Street within easy walking distance of all central Croydon's amenities including bus services on the High Street, tramlink, East and West Croydon railway stations together with Centrale, Whitgift and the proposed Westfield Shopping Centre.

The M23/M25 motorways lie just south of the borough providing excellent access to motorway network Gatwick and Heathrow Airports.

RATES

We understand the premises had two separate assessments enquiries made of the Valuation Office website at www.voa.gov.uk the ground to second floors having a rateable value of £7,500 and the lower ground floor a rateable value of £1,750 all interested parties should make their own enquiries.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Michael Angus

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DATE

September 2020

FOLIO NUMBER

171968 (CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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