



OFFICE SUITES TO LET

**HS HUGGINS STUART
EDWARDS**

Suites Available, Saffron House, 15 Park Street,
Croydon, Surrey CR0 1YD
FROM 885 SQFT TO 5,902 SQFT

Saffron House, 15 Park Street, Croydon,
CR0 1YD

TO LET

From 885 sqft (82.22 sqm) to 5,902 sqft (548.31 sqm)

DESCRIPTION

The available suites are situated in this modern office building which has been attractively refurbished to provide mainly open plan space with some quality individual offices. The offices can be combined or let as individual suites.

Ground Floor Suite 1	1,677 sqft	£39,000 pax
1 st Floor (Front) Suite 2	1,825 sqft	£42,000 pax
2 nd Floor (Front) Suite 4	1,515 sqft	£35,000 pax
2 nd Floor (Rear) Suite 5	885 sqft	£20,450 pax
Total (Approx)	5,902 sqft	548.31 sqm

LEASE

The premises are available on new full repairing and insuring leases for a period of years to be agreed.

USE

Class E (Commercial Business & Service)

LOCATION

Centrally located on Park Street only a few minutes' walk to East & West Croydon Stations, the Tram link in George Street, local buses and the Whitgift, Centrale and proposed Westfield Shopping centre. Adjacent to Queens Square which is due to be revitalised providing a mixture of residential and commercial accommodation.

AMENITIES

- Refurbished ground floor entrance
- Entry phone system
- Automatic passenger lift
- Central heating with thermostatically controlled radiators
- Comfort cooling
- Suspended ceilings with inset fluorescent lighting
- Kitchenette

RATES

Rateable Value of Suite 1: £20,750.
Rateable Value of Suite 2: £23,750.
Rateable value of Suite 4: £14,250.
Rateable value of Suite 5: £15,250.

(Information taken from Valuation Office website) non-domestic uniform rates payable at 49.9p in the £ (2020/21)

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

FOLIO NUMBER

65445

DATE

August 2021

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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