



**OFFICES TO LET**

**HS HUGGINS STUART  
EDWARDS**

**1<sup>st</sup> Floor, 2-4 George Street, Croydon, CR0 1PA  
£16,500 PER ANNUM EXCLUSIVE**

1<sup>st</sup> Floor 2-4 George Street, Croydon,  
CR0 1PA

## TO LET

Approx 789 sqft (73.3 sqm)

### DESCRIPTION

Attractive modern offices situated in a character Georgian building in central Croydon. Arranged over the whole of the 1st floor the accommodation comprises a mix of large open plan, and private offices. The accommodation benefits from a secure ground floor entrance, a shared kitchenette, demised male & female WCs and a disabled WC. The second floor has recently been let.

1 <sup>st</sup> Floor	789 sqft	73.30 sqm
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### RENT

£16,500 per annum exclusive

### LEASE

New full repairing and insuring lease available for a term to be agreed. Lease to exclude the security of tenure & compensation provisions of the Landlord & Tenant Act 1954 Part II.

### LOCATION

Situated in the centre of Croydon close to the junction where George Street meets with North End, the High Street & Church Street. The property is within 10 minutes walk of East Croydon station providing regular trains into central London. George Street tram stop opposite provides services to, Beckenham & Wimbledon via East Croydon. The location is well served by multiple bus routes.

### RATES

Rates to be reassessed following the letting of the 2<sup>nd</sup> floor.

### LEGAL COSTS

Each party to bear their own legal costs.

### VIRTUAL TOUR:

<https://tour.giraffe360.com/2c3e4116af1747b6b0937e746d8ac62f/>

### VIEWING

Strictly by appointment via joint sole agents Huggins Stuart Edwards or Aitchison Raffety

### CONTACT

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DATE	FOLIO NUMBER
May 2023	30138

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



# HUGGINS STUART EDWARDS

COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS

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