



COMMERCIAL SPACE TO LET

HS HUGGINS STUART
E EDWARDS

Collaborative One, 360 Brighton Road, South Croydon,
CR2 6AL
FROM £950 PCM

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SUITES TO LET

From 86 sqft (8 sqm) to 732 sqft (68 sqm)

DESCRIPTION

Former industrial warehouse unit in the heart of South Croydon which has been redeveloped to provide flexible private and coworking spaces. The building has been finished to a high standard providing a unique proposition of offices, retail spaces, meeting rooms and co-working areas in one setting. Collaborative One offers a variety of sizes of unit space, with flexible terms to allow occupiers to be dynamic throughout their occupation.

G11 (Ground floor)	351 sqft (32.6 sqm)	£2,100 PCM
G12	129 sqft (12 sqm)	£1,150 PCM
G13	129 sqft (12 sqm)	£1,150 PCM
G14	298 sqft (27.7 sqm)	£1,310 PCM
G15	293 sqft (27.2 sqm)	£1,300 PCM
G17	279 sqft (25.9 sqm)	£1,250 PCM
G23	86 sqft (8 sqm)	£950 PCM
F1 (First Floor)	732 sqft (68 sqm)	£3,600 PCM
S1 (Second Floor)	484 sqft (45 sqm)	£2,130 PCM

RENT & TERMS

Rents quoted include costs of building insurance, cleaning and maintenance of common areas & reception services. Occupiers to be directly responsible for business rates, utilities (All units are individually metered), telephone and internet costs.

Rent payable monthly in advance.

Minimum term of 12 months. Rolling monthly break options thereafter. Deposit equivalent to 1 months rent payable in advance and returned on expiry providing space is left in good condition and there are no arrears or other outstanding charges.

AMENITIES

- Superfast WIFI
- Security Alarm
- Free Tea & Coffee
- Kitchenette Facilities
- Reception Services
- Communal Breakout Areas
- CCTV
- A/C
- 24/7 Access

LOCATION

Situated just off Brighton Road in South Croydon, opposite the junction with Wyche Grove. The property is less than 10 minutes walk from Purley Oaks Station and is well served by local bus routes.

LEGAL COSTS

Each party to bear their own legal costs.

CONTACT

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DATE FOLIO NUMBER
September 2024 30264

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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Ground Floor Plan



