



OFFICES TO LET

HS HUGGINS STUART
EDWARDS

1st & 2nd Floors 1-3 Mint Walk, Croydon, CR0 1EA
FROM 1,108 SQFT APPROX TO 2,471 SQFT

**1st & 2nd Floors 1-3 Mint Walk, Croydon,
CR0 1EA**

TO LET

**From Approx 1,108 sqft (102.97 sqm) to 2,471 sqft
(229.58 sqm)**

DESCRIPTION

Opportunity to occupy centrally located offices in Croydon town centre within a striking late Victorian building. The offices are arranged over ground and first floors with a private ground floor entrance. Amenities include a reception/staff room, WC's, central heating, LED lighting and two allocated parking spaces within a secure yard to the rear. Available either as a whole or as separate floors.

Ground Floor Entrance	85 sqft	7.86 sqm
1 st Floor	1,278 sqft	118.75 sqm
2 nd Floor	1,108 sqft	102.97 sqm
TOTAL	2,471 sqft	229.58 sqm

RENT

£15 per sqft per annum exclusive.

LEASE

New Lease. Terms to be agreed.

USE

Class E

LOCATION

The property is well situated for Croydon's town centre amenities being at the junction with the High Street & Mint Walk. The Whitgift & Centrale shopping centres are approximately 500m to the North, Fairfield Halls a five minute walk away and both East & West Croydon Stations being within 10 minutes walk of the property. The nearest Tram stop on George Street is 5 minutes walk away.

RATES

Rateable value: £31,250. Rates Payable at 43.2p in the £ 2026/27

EPC

C- 74 (Expired) New EPC in the course of preparation.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Croydon Office
102- 104 High Street, Croydon, CR9 1TN
T: 020 8688 8313
E: croydon@hsedwards.co.uk

DATE

July 2026

FOLIO NUMBER

30085

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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