



OFFICES TO LET

**1st & 2nd Floors, 33 George Street, Croydon,
CR0 1LB**

TO LET

Approx 980 sqft (91.09 sqm)

DESCRIPTION

Well located office space on the busy George Street in the centre of Croydon. The space is arranged over 1st & 2nd floors providing predominantly open plan space benefitting from air-conditioning, kitchen facilities, WC's on each floor, and a private ground floor entrance onto George Street. The property is due to receive internal redecoration, including new carpets.

1 st Floor Offices	430 sqft	39.96 sqm
2 nd Floor Offices	499 sqft	46.36 sqm
1F Kitchen	51 sqft	4.77 sqm
TOTAL	980 sqft	91.09 sqm

RENT

£18,500 per annum exclusive.

LEASE

New Lease, terms to be agreed.

LOCATION

Situated on the busy George Street close to the junction with Wellesley Road the property is a few minutes walk from East Croydon Station which provides regular convenient rail services to London

terminals. There is also a tram stop within 100 yards of the property, providing links to Merton & Bromley. A wide variety of shops, restaurants and other amenities are within easy walking distance. The town centre is well served by bus routes.

EPC

In the course of preparation.

RATES

Rateable value: £12,000. Rates payable at 49.9p in the £ (2022/23)

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 2022

FOLIO NUMBER

30134

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

APEX HOUSE
10 WEST STREET
EPSOM
KT18 7RG
01372 740555

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