



OFFICES TO LET WITH PARKING

HS HUGGINS STUART
EDWARDS

Tornado House, 164 Thornton Road, Thornton Heath,
CR7 6BB
£45,000 PER ANNUM EXCLUSIVE

**Tornado House, 164 Thornton Road,
Thornton Heath, CR7 6BB**

TO LET

Approx NIA 2,783 sqft (259 sqm)

DESCRIPTION

Opportunity to occupy a self-contained, air-conditioned office building prominently positioned on the junction with Shamrock Road. The property is well presented and benefits from it's own secure gated yard area with parking for up to 7 cars.

Ground Floor	776 sqft	72 sqm
1 st Floor	1008 sqft	94 sqm
2 nd Floor	999 sqft	93 sqm
TOTAL	2,783 sqft	259 sqm

RENT

£45,000 per annum exclusive

LEASE

New Lease. Terms to be agreed.

LOCATION

Located at the junction with Shamrock Road and London Road opposite the Thornton Road Industrial Estate. The property is well served by public transport with regular buses to Waddon Station and West Croydon. Therapia Lane Tramstop is approximately 15 minutes walk away.

VIRTUAL TOUR LINK

<https://tour.giraffe360.com/e323b8e5545e4faaa961e6a763438778>

AMENITIES

- Air-conditioning
- Secure gated yard
- Entryphone System
- Kitchen Facilities
- Floor Trunking
- Roller Shutter
- Allocated car parking
- Security Alarm
- Male & Female WC's
- LED Lighting
- Double Glazing
- External Storage Unit

RATES

Rateable value: £35,500. Rates payable at 49.9p in the £ (2025/26)

EPC

C-66 (Expires 2035)

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

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DATE

Sept 2025

FOLIO NUMBER

30318

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 2



Approximate total area⁽¹⁾

320.5 m²

3449 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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