

FOR SALE

**112 HIGH STREET & 45 LAUD STREET
CROYDON CR0 1ND**



- FOR SALE WITH VACANT POSSESSION AS ONE LOT
- Comprising a total of 17,695 sq ft NIA
- 112 High Street: existing use as D1 Educational – 7,669 sq ft (NIA)
- 45 Laud Street: existing use as B1 offices – 10,026 sq ft (NIA)
- Both buildings are offered with full vacant possession
- Both buildings need works to upgrade them for letting purposes
- There is strong occupational leasehold interest in both buildings
- Regarding residential conversion – Croydon has an Article 4 Direction controlling the conversion of office buildings to residential use under PDR
- Offers are invited on a strictly non conditional basis
- OFFERS IN EXCESS OF £3.2m for both buildings

The data room can be accessed via:

offices-for-sale-croydon.co.uk

For more information and inspection arrangements please contact:



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