



Unit 3 Ten Degrees Building, 100A George Street East Croydon CR0 1GP

2,100ft² of newly built flexible space to let
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Unit 3 Ground Floor, Ten Degrees Building, 100A George Street, East Croydon, CR0 1GP

£40,000 Per Annum Exclusive – New Lease

LOCATION: - The property is situated forming part of a brand new development on George Street just a few moments' walk from East Croydon station in a location where extensive redevelopment is taking place. The centre of Croydon is within easy walking distance providing a vast catchment for the subject property. There is excellent access to transport facilities, including East Croydon station, tram link services and numerous bus routes. The surrounding area has experienced significant inward investment in recent years with numerous new developments and other buildings subject to refurbishment. The nearby East Croydon station is now surrounded by new commercial and residential buildings, including the subject building.

DESCRIPTION: - The property comprises a ground and mezzanine level newly built building currently in shell condition but with the benefit of glazed frontages. The property is double height which the high level glazing facilitates. The mezzanine is accessed via a concrete staircase. There are services to the building to service heads awaiting a tenant's fit-out. The property is considered to be suitable for a variety of uses.

ACCOMMODATION:

Gross frontage	17.3m
Return frontage	5.725m
Internal width	18.55m
Unit depth	7.14m
Ground floor space	117.9m ² (1280ft ²) approx.
Mezzanine	76.5m ² (820ft ²) approx.

USE/PLANNING: - We understand the property currently falls within Class E of the current Town and Country Planning (Use Classes) Order and is considered suitable for a variety of uses. The property is considered particularly well suited to offices, medical and quasi-medical and some leisure uses, but may also suit retail. Interested parties should make their own enquiries of the Local Planning Authority prior to offer.

TENURE: - The property is to be offered by way of a new lease, the length of which is to be negotiated.

RENT/PRICE: - An initial rent of £40,000 per annum exclusive is sought.

BUSINESS RATES: - The property has yet to be assessed for business rates and a new rateable value will be set once the property is habitable. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

EPC RATING: – As a new building, the property is yet to be assessed for energy performance.

VAT: - We are advised by the landlord that the property is elected to VAT and VAT will therefore be chargeable on all rents.

VIEWINGS: - Viewings by prior arrangement – please telephone Franco Migliore 0208 681 2000 email fam@hnfproperty.com

or via joint agents Richard Pyne of SHW telephone 01273 876213, mobile 07901 821843, email r.pine@shw.co.uk or Oliver Fallbrown telephone 0203 7637571, mobile 07961 231286, email ofallbrown@shw.co.uk.

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27th July 2022



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