



PRICE REDUCTION

104 South End, Croydon,
CR0 1DQ

CLASS E / OFFICES
WHOLE BUILDING

TO LET

PROPERTY SUMMARY

- Ground, First & second floor Offices / Class 'E' premises TO LET
- Total area 2,302 sq.ft (213.90 sq.m)
- Private parking for 14 vehicles
- Easy access to public transport (Tram and Train services)
- New lease available at £40,000 per annum exclusive (subject to contract)

LOCATION

South End in Croydon is a dynamic area known for its diverse range of businesses, thriving retail scene, and excellent transport links. With a mix of independent shops, cafes, and restaurants, it attracts both local residents and a wider catchment. The area benefits from proximity to Croydon's main shopping centres and easy access to public transport, including tram and train services. South End's growing community and ongoing regeneration efforts make it an ideal location for businesses seeking a vibrant atmosphere and strong foot traffic.

DESCRIPTION

Attractive and prominent corner Class E building with large private car park. The property is arranged on three floors providing a useful mix of private and open plan areas as well as a large entrance hall and reception. The property benefits from separate male and female toilets as well as a disabled toilet on the ground floor. The property also benefits from gas fired central heating, air-conditioning, double glazing and kitchen facilities. The net internal floor areas are as follows: -

Ground Floor	930 sq.ft	86.40 sq.m
First Floor	745sq.ft	74.50 sq.m
Second Floor	549 sq.ft	51.00 sq.m
Basement	78 sq.ft	7.25 sq.m
Total	2,302 sq.ft	213.90 sq.m
Outside	Parking for up to 14 vehicles	

TERMS

The whole building is available on a new full repairing and insuring lease for a term to be agreed at £40,000 per annum exclusive. **Subject to Contract**

VAT

All prices quoted are exclusive of VAT, if applicable.

RATES

The 2023 Rateable Value in respect of the building is £25,500. The current UBR is 49.9 pence in the £. For further information in this regard please contact Croydon Council

COSTS

Each party is to bear their own legal costs.

EPC – This property has an EPC rating of B (47)

For further information or to view please contact

Joe Yorke Bsc Hons Tel: 01737 222835

Email: joe@raynerscommercial.com

Chris Richards MRICS Tel: 01737 222835

Email: chris@raynerscommercial.com

or

Our Joint Sole Agents - G & P Property Commercial

Email: info@gpcommercial.co.uk

Tel: 01883 723888



DISCLAIMER

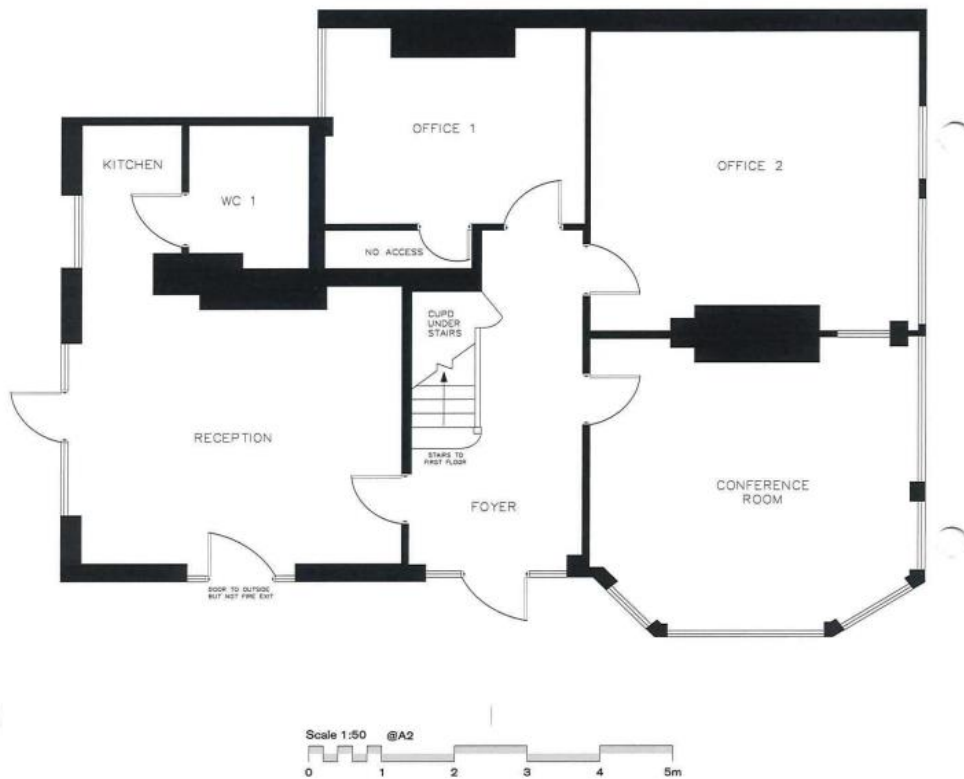
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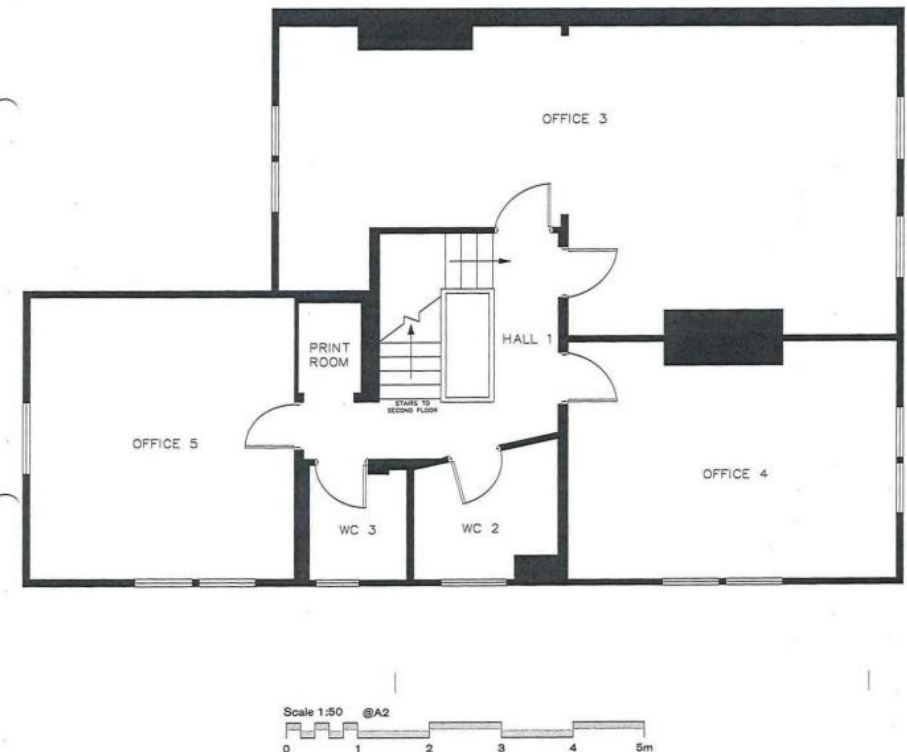
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Ground Floor



First Floor



Second Floor



Not to scale and for indicative purposes only