



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



283 High Street, Croydon CR0 1QH

**PROMINENT CORNER COMMERCIAL UNIT
AVAILABLE TO RENT IN CROYDON (689SQFT)**

Summary

- The double-faced corner unit (**Class A1/A2/B1**) measures **689sqft** and is situated on the **ground floor** beneath a new quality development 'High Street, Croydon' by Sterling Rose Homes.
- Located in a prime area of Croydon, Croydon High Street with high footfall
- Just **0.7 miles (12 mins walk)** from **East Croydon Station** (Southern /Thameslink /Southeastern) and **0.5 miles (13 mins walk)** from **South Croydon Station** (Southern & Thameslink), both providing direct trains into **London Bridge**
- We are inviting offers in excess of **£22,000pax (£32.00psf)** for a new **FRI lease** direct with the landlord

Description

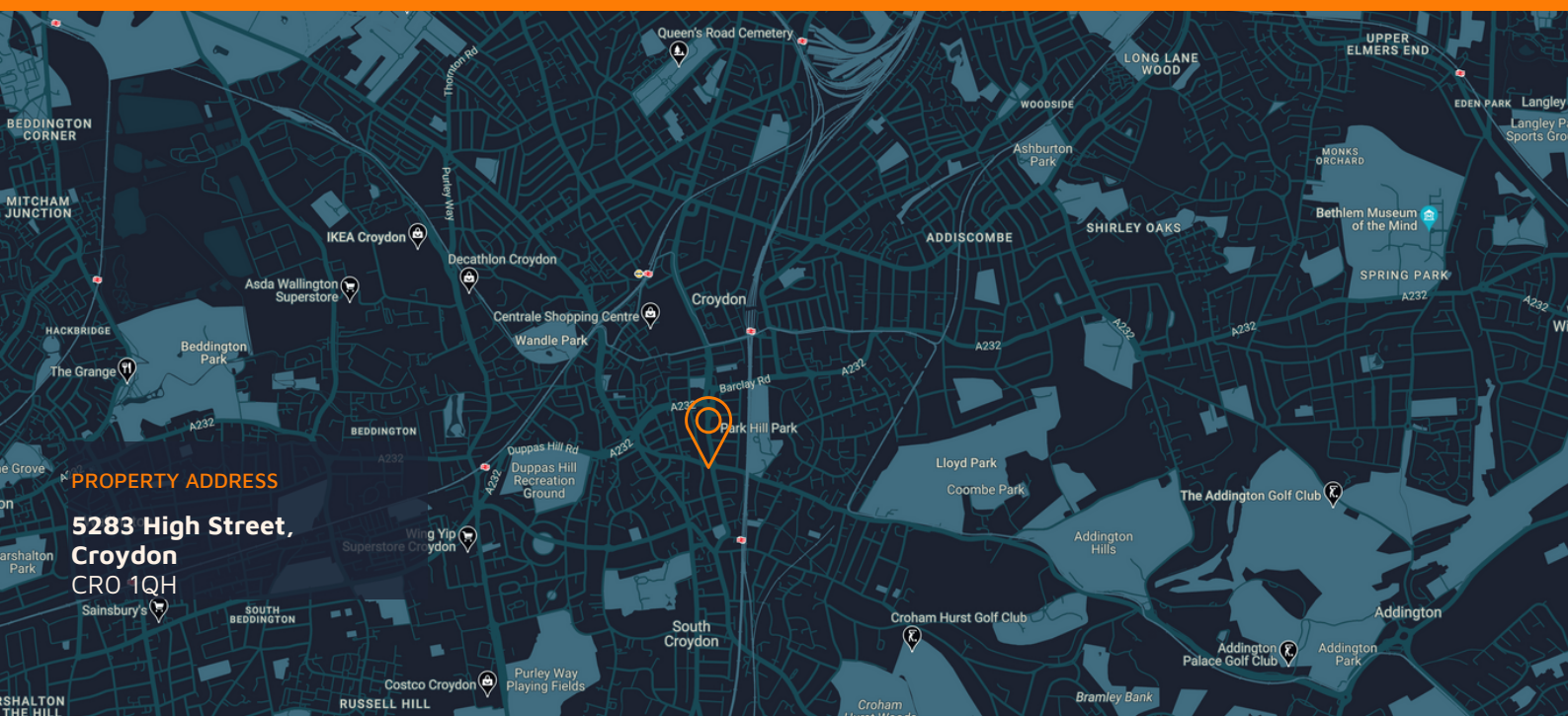
Opportunity to lease your own **brand-new corner commercial unit** in an exciting new development. The space is located on the **ground floor** below 9 self-contained flats in a **prime area of Croydon (High Street)**.

The unit **measures 689sqft** and is being offered in **shell and core condition with capped services** (water and power installed), with the space **ready for incoming occupier** to fit out as per their requirements. The property benefits from **Use Class A1/A2/B1** so would be suitable for **retail and office occupiers**.

Location

Located on **High Street** adjoining with **Thanet Place**. The area has a mix of commercial and residential uses, with a parade of shops, amenities and terraced houses. The site is within the '**Croydon Opportunity Area**' and benefits from **significant regeneration schemes** such as the 103-111 High Street development, comprising of 121 dual aspect apartments inside a 29-storey tower.

It is very well connected with **East Croydon Railway Station** (Southern/Thameslink/South-eastern) being just 0.7 miles away to the north and **South Croydon Station** (Southern/Thameslink) just 0.5 miles away to the south. Both providing direct trains into **London Bridge**.



Floor Plans

Floor plans available upon request.

Business Rates

The property is **yet to be rated by the VOA**. We recommend interested parties make enquiries with **Croydon Council** regarding likely annual rates payable.

Terms

We are inviting **offers in excess of £22,000pax (£32.00psf)** for a new FRI lease direct with the landlord.

CONTACT US

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