



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**Ground Floor, College Road,
Croydon CR0 1NN**

**COMMERCIAL UNIT AVAILABLE TO RENT
ADJACENT TO EAST CROYDON STATION
(641SQFT)**



Summary

- Brand new, commercial unit (Class-E), extending 641sqft available to rent with busy footfall
- Accommodation is laid out over the ground floor of landmark BTR development over 50 storeys with 817 apartments by Outpost Management
- Occupier will benefit from a clean shell to fit out to their own specifications, with PC scheduled for October 2023
- Excellent transport links with East Croydon Station (Southern, Gatwick Express & Thames Link) a mere 1-minute walk away
- We are inviting rental offers of £18,500pax (£28.86psf) for a new FRI lease

Description

This exciting commercial space is laid out over the ground floor of a landmark BTR development by Enclave. The scheme is laid out over 50-storeys and will deliver 817-new apartments.

The unit benefits from Class-E use, offering flexibility on the occupier. The space would be ideal as a food and beverage provider to benefit from the passing footfall and neighbouring Starbucks.

Extending 641sqft unit offers attractive double height ceilings with a glazed frontage that provides excellent natural lighting throughout.

The property is set for PC in October 2023 and will be available in shell & core condition with capped services allowing an incoming tenant to fit the space out as per their requirements.



CONTACT US

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Location

The property is situated by **Starbucks**, on **College Road** just off **George Street**, opposite the popular **Box Park**, **Croydon** and busy **East Croydon Station**.

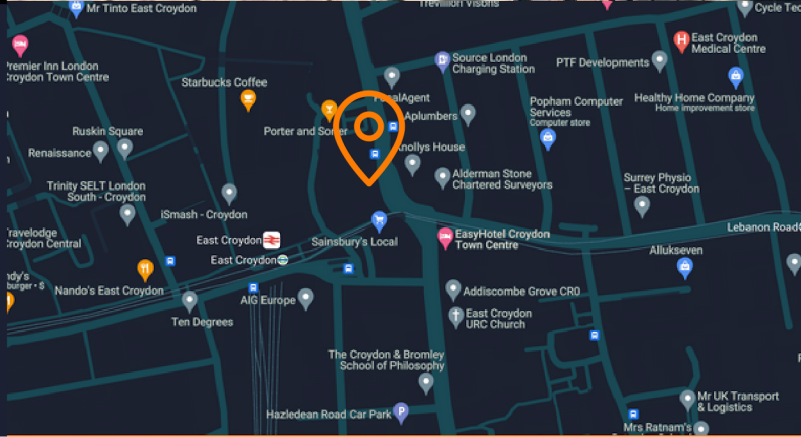
The property benefits from **excellent transport links** with **East Croydon Station (National Rail & London Overground)** adjacent to the property. Providing **direct trains to London Bridge in under 15-minutes**. There are also numerous nearby tram links and bus routes into the busy town centre.

Croydon has been labelled as **London's next up and coming property hotspot**. The surrounding area has experienced **significant regeneration** in recent years with several **multi-million pound developments**. This has allowed the area to become **increasingly desirable** with **families** and **young professionals**.



PROPERTY ADDRESS

Ground Floor Enclave
College Road
Croydon
CRO 1NN



Floor Plans

Floor plans are available upon request.

Business Rates

The property is **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 (Croydon) to confirm the rates payable.

Service Charge

To be confirmed.

VAT

The property **has been elected** for VAT and therefore this will be payable on the rent.

Terms

We are inviting **rental offers at £18,500pax (£28.86psf) for a new FRI lease direct with the landlord**



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