



**MAKING
PROPERTY
WORK**
SHW.CO.UK

TO LET

RETAIL – 2,365 SQ FT (219.71 SQ M)

Ten Degrees – Unit 3, 101 George Street, Croydon, Surrey, CR0 1JP

DESCRIPTION

- * George Street provides world class amenity space
- * Personalised service to its residents
- * Nearly 6,000 sq ft of retail and commercial space at street level
- * One Unit remaining

LOCATION

Situated directly opposite East Croydon Station and Box Park, George Street boasts one of the best locations in Croydon.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Unit 3	1,345	124.95
Mezzanine Unit 3	1,020	94.76
TOTAL	2,365	219.71

AMENITIES / OPPORTUNITY

- George Street provides world class amenity space
- Personalised service to its residents
- One Unit remaining
- 2,000 sq ft of retail and commercial space at street level

RENT

On application

RATES

We would recommend that interested parties make their own enquiries with the Local Authority.

VAT

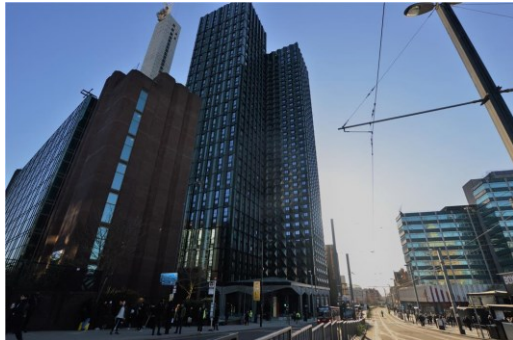
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS

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**MAKING
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COLLEGE ROAD

GEORGE STREET



UNIT 1

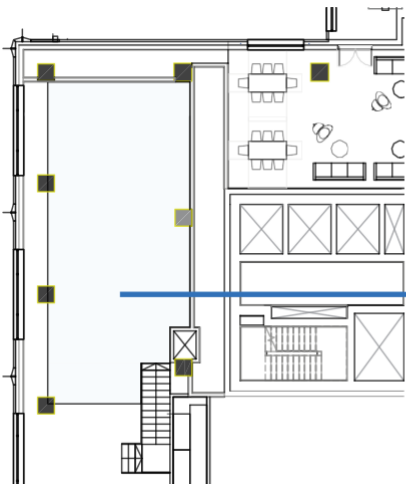
UNIT 3
 SIZE: 124.7 SQ M / 1345 SQ FT

UNIT 2

Set in the heart of Croydon. Providing a new civic and residential space on George Street

Croydon will benefit from an estimated £5.25bn regeneration programme, the economic heartland of south London will soon become a thriving, must-visit destination not just within the UK, but in Europe.

COLLEGE ROAD



MEZZANINE UNIT 3
 SIZE: 94.5 SQ M / 1020 SQ FT

At the heart of these transformative plans will be a £1.5bn retail and leisure complex by Unibail-Rodamco-Westfield and Hammerson, seven new hotels, 2.8m sq ft of Grade A office space and 10,500 new homes.*