



**MAKING
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TO LET

NEWLY REFURBISHED OFFICES – 1,244 SQ FT (155.57 SQ M)
Suites 6 Metropolitan House, 38-40 High Street, Croydon, Surrey, CR0 1YB

DESCRIPTION

The property is a 5 storey office building within a prominent high street location. The available accomodation is Suite 6 which is newly refurbished with exposed services, concrete floors and kitchen. The suites are available as Cat A (unfurnished) or Cat A+ (furnished) upon request.

LOCATION

The property is located on the High Street in close proximity to numerous retailers and Food & Beverage offerings and within a few minutes walk of both East and West Croydon Railway Stations.

East Croydon Station provides regular services including to:

London Victoria - 16 mins

London Bridge - 12 mins

London Blackfriars - 19 mins

West Croydon Station provides links to Sutton and Epsom and the London Overground. The tram network also stops at George Street and East Croydon, providing links west to Wimbledon and east to Beckenham.

ACCOMMODATION (NIA)

	SQ FT	SQ M
Suite 6	1,244	155.57
TOTAL	1,244	229.84

AMENITIES

- Exposed services
- LED linear lighting
- Double glazing
- Air conditioning/ heating system
- Polished concrete floor
- Male and Female WCs and disabled WC and wet room
- Kitchenette in Suite 6
- Passenger lift
- Communal Atrium with tenant amenity space

RENT

£22.50 psf.

RATES

The rates payable are estimated as follows:

Suite 6 £11,392 pa

SERVICE CHARGE

The estimated service charge is as follows:

Suite 6 £13,494 per annum

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

Suite 6 – B-48



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