

**MAKING  
PROPERTY  
WORK**

**SHW**

**SHW.CO.UK**

**TO LET**

**NEWLY REFURBISHED OFFICES – 1,067 SQ FT (99.13 SQ M)**

**Suite 8, 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 accommodation is Suite 8 which is newly refurbished with suspended ceiling, carpeted and kitchen.

**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 8	1,067	99.13

**AMENITIES**

- LED linear lighting
- Double glazing
- Air conditioning / heating system
- Male and female WCs and disabled WC and wet room
- Kitchenette
- Passenger lift
- Communal Atrium with tenant amenity space
- Secure bike storage
- New suspended ceiling and lights

**RENT**

£19.50 psf.

**RATES**

The rates payable are £9,975.

**SERVICE CHARGE**

The estimated service charge is £7,632.

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

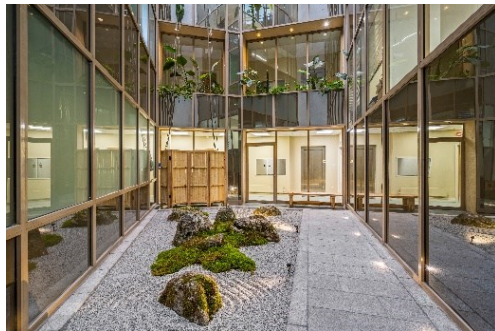
Each party is to be responsible for their own legal fees.

**EPC**

Suite 8 – A.



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