

TO LET

NEWLY REFURBISED 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 accomodation 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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