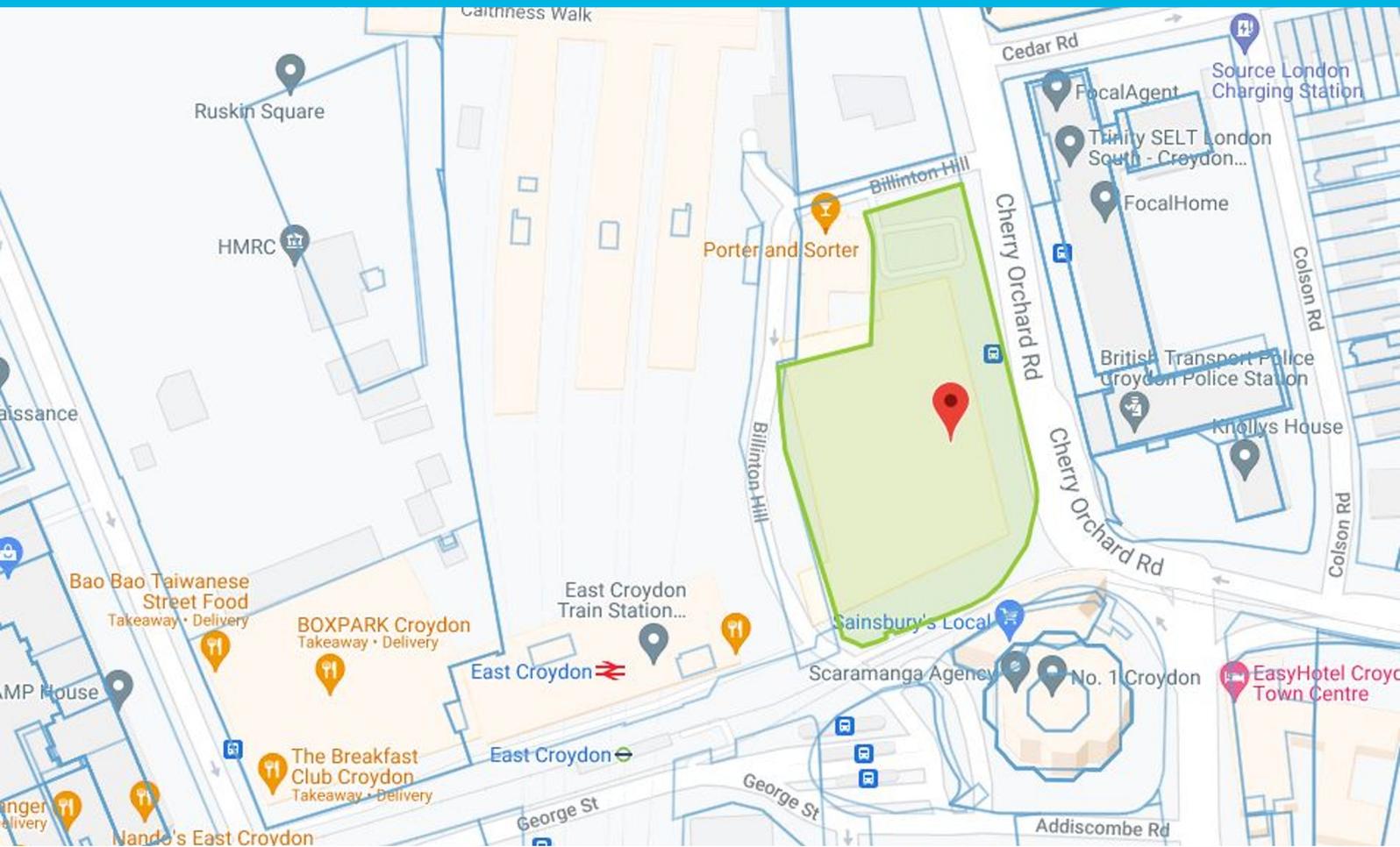


FORMER DELIVERY OFFICE, 1 ADDISCOMBE ROAD CROYDON CR9 6AB



Self-contained concrete hard standing in a central Croydon location, directly opposite East Croydon station.

AVAILABLE Q2 2022

COMMERCIAL / INDUSTRIAL

TO LET

60,000 SQ FT

(5,574.18 SQ M)

- Town Centre Location
- Adjacent to East Croydon Station
- Excellent frontage
- c.60,000 sq. ft. Site
- Available Q2 2022
- Secure Site with timber hoarding
- Ability to split into three plots

FORMER DELIVERY OFFICE, 1 ADDISCOMBE ROAD, CROYDON, CR9 6AB

OVERVIEW

Available Size	60,000 sq ft
Rent	£6 - £7 per sq ft
Business Rates	Upon Enquiry
Service Charge	N/A
EPC Rating	Upon Enquiry

DESCRIPTION

The site currently houses the 1970s Royal Mail delivery office with demolition works due to commence imminently. Upon demolition completion in Q2 2022 the clear site will measure c.60,000 sq. ft. It will be secured by timber hoarding around its perimeter, and will be available with power, water and drainage in place. There is an option should an occupier require, to split the site into plots of circa 20,000 sq ft (subject to measurement post demolition).

LOCATION

The site is located in a central town centre location, directly adjacent to East Croydon Station and 0.8km from West Croydon Station. Other notable amenities include Croydon Boxpark and the 2million sq ft Ruskin Square office development where HMRC are based and the Home Office will follow in 2023. The London Borough of Croydon has also been selected as the London Borough of Culture for 2023

In addition to the nearby office developments and local amenities there are a number of notable residential developments nearby - 101 George Street, Pocket Living at Addiscombe Grove and Morello Schemes, Cherry Orchard Road will only increase the already dense local population.

The site is strategically well located at the interchange between Cherry Orchard Road, Addiscombe Road and George Street, and is within close proximity of the A232. Additionally, the Southern Railway line connects East Croydon to London Bridge within 13 minutes.

ACCOMMODATION

The accommodation comprises of the following

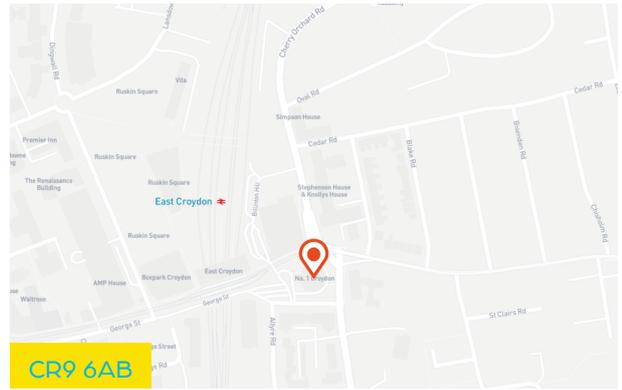
Name	Sq ft	Sq m	Availability
Ground	60,000	5,574.18	Available
Total	60,000	5,574.18	

VIEWINGS

Please contact the sole agents.

TERMS

Available via a new lease on a full repairing and insuring basis.



VIEWING & FURTHER INFORMATION

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