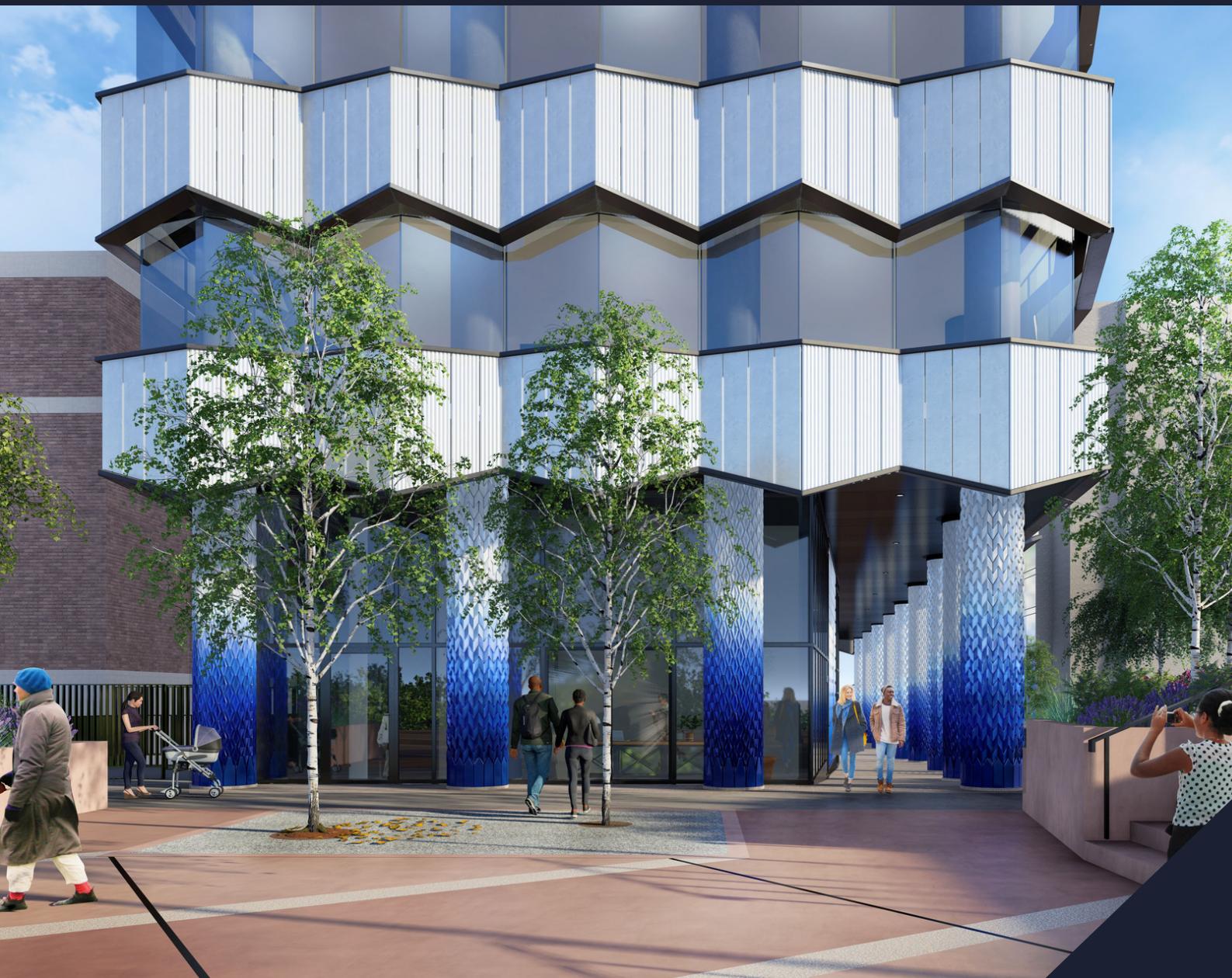




# HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**Tower B, College Road,  
Croydon CR0 1NN**

COMMERCIAL UNIT (CLASS-D1) AVAILABLE TO RENT  
ADJACENT TO EAST CROYDON STATION  
(3,213 SQFT)



# Summary

- Brand new, commercial unit (Class-D1), extending 3,213sqft available to rent with busy footfall
- The property would appeal to a range of occupiers including medical or health services, education and community groups or art exhibitors
- Accommodation is laid out over ground (953sqft) and first floor (2,260sqft) of landmark residential development of 120-new apartments
- Occupier will benefit from a clean shell to fit out to their own specifications, with practical completion scheduled for August 2023
- Excellent transport links with East Croydon Station (Southern, Gatwick Express & Thames Link) a mere 1 minute walk away
- We are inviting rental offers of £65,000pax (£20.23psf) for a new FRI lease

# Description

This exciting commercial space is laid out over the ground and first floors of a landmark residential development by Tide Construction. The scheme is laid out over 34-storeys and will deliver 120-new apartments. Tower B neighbours Tower A, with an additional 817 co-living units and ground floor cafe.

Extending 3,213sqft the unit offers attractive floor to ceilings heights with a glazed frontage that provides excellent natural lighting throughout.

The unit benefits from Class-D1 use and would appeal to a range of occupiers including medical or health services, education and community groups or art exhibitors.

The property is set for practical completion in August 2023 and will be available in shell & core condition with capped services allowing an incoming tenant to fit the space out as per their requirements.

# Location

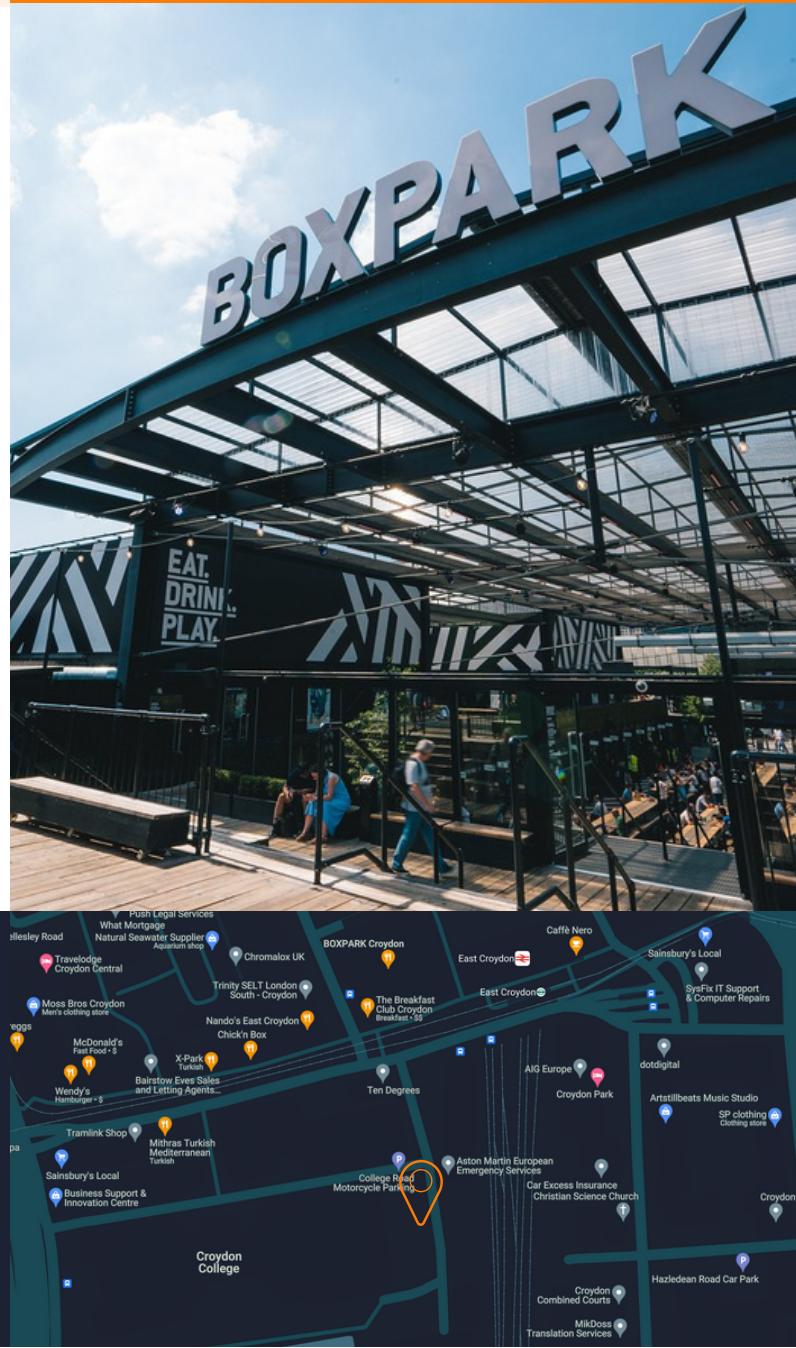
The property is situated on College Road just off George Street, opposite the popular Box Park, Croydon and busy East Croydon Station.

The property benefits from excellent transport links with East Croydon Station (National Rail & London Overground) adjacent to the property, providing direct trains to London Bridge in under 15-minutes. There are also numerous nearby tram links and bus routes into the busy town centre.

Croydon has been labelled as London's next up and coming property hotspot. The surrounding area has experienced significant regeneration in recent years with several multi-million-pound developments. This has allowed the area to become increasingly desirable with families and young professionals.

## PROPERTY ADDRESS

Tower B  
College Road  
Croydon  
CR0 1NN





## Floor Plans

Floor plans are available upon request.

## Service Charge

To be confirmed.

## Business Rates

The property is **yet to be assessed for business rates**. Interested parties should contact the local authority (Croydon) to confirm the rates payable.

## Terms

We are inviting **rental offers at £65,000pax (£20.23psf)** for a new **FRI** lease direct with the landlord.

## CONTACT US



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