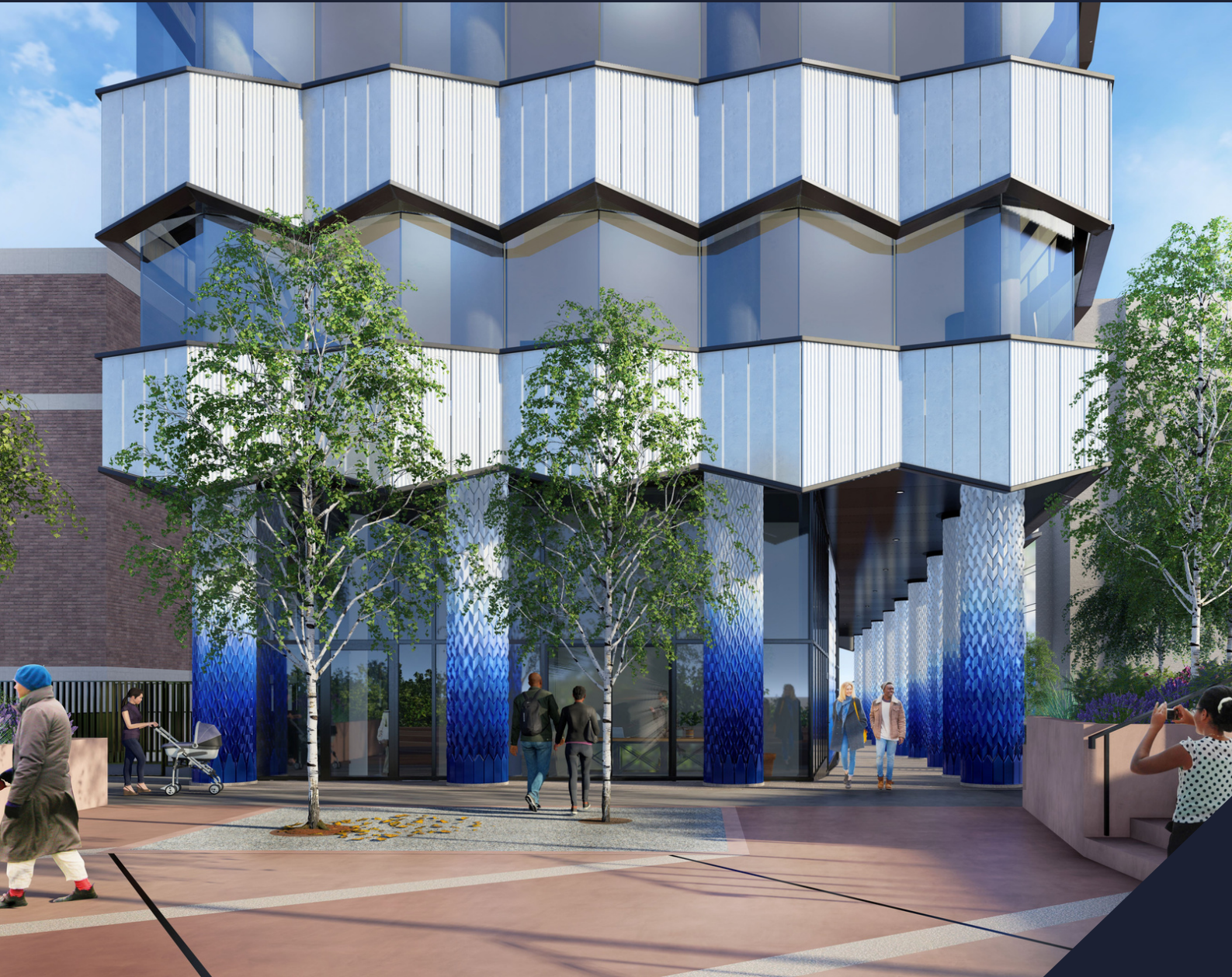




HENSHALL & PARTNERS

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**.

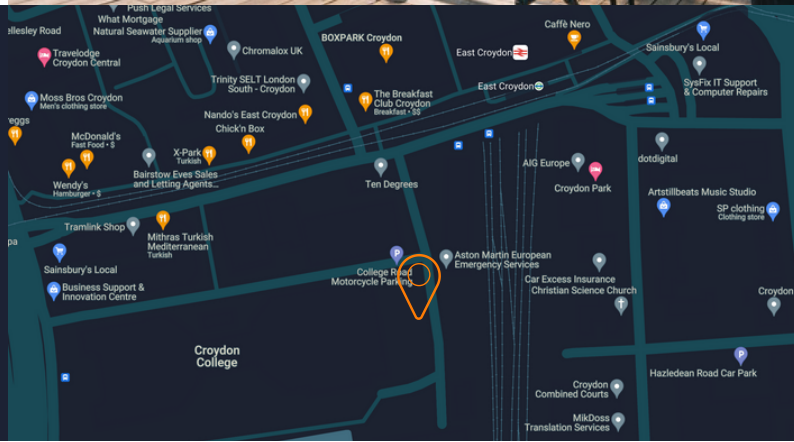
The property benefits from **excellent transport links** with **East Croydon Station (National Rail & London Overground)** adjacent to the property, providing **direct trains to London Bridge** in under **15-minutes**. There are also numerous nearby tram links and bus routes into the busy town centre.

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.

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.

Service Charge

To be confirmed.

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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