Commercial Unit To Let - Croydon, CR9

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Block 4, Queens Queens Quarter, Croydon, CR9 3JS

Highlights

- Ground floor retail unit part of one of Croydon's most significant regeneration projects, providing 513 homes and the revitalisation of The Queen's Gardens, delivered by award winning developer HUB.
- Approximately 2,604 square feet (242 square metres) and currently benefiting from a landlord fit-out to provide a unit ready for occupation
- Use Class E planning consent and suitable for retail, leisure, fitness, office and medical uses
- Available with a new lease

Location

Queen's Quarter is a neighbourhood of thoughtfully designed homes connecting with The Queen's Gardens creating a new and inclusive Croydon community. The Queens Quarter development has key active frontage facing The Queen's Gardens, a small urban oasis adjacent to the development comprising of vast lawns, trees, a large children's play area with benches, and a sunken garden area with flower beds. Situated just moments from East Croydon station, it is one of the busiest public transport interchanges in the UK. Regular services provide direct access into Victoria station (17 minutes) and London Bridge station (13 minutes) which in turn link to the London Underground networks. For local travel, there are three tram routes available adjacent to the site which provides useful links from Croydon to Elmers End, Croydon to Beckenham Junction, and Wimbledon to New Addington.

Please note all times and distances given are approximate only.

Description

The development is on the site of the former Croydon council office, Taberner House, and is arranged over four blocks providing 513 homes and 7,890 sq ft (733 sqm) of flexible commercial space spread between three commercial units. There is one unit remaining in Block 4 and benefits from Use Class E planning consent, suitable for retail, leisure, and office use. The unit fronts onto the The Queens Gardens. The landlord is currently implementing a light fit-out to include dry lining, vinyl floor installation, installation of an accessible toilet, lighting, and meter installation. The property measures 2,604 square feet (242 square metres).

Please note that the sizes given are approximate only. All interested parties are advised to rely on their own inspection and survey.

Business Rates

The property will need to be assessed by Croydon Council business rates department.

Terms

Offers will be considered for the long leasehold interest.

VAT

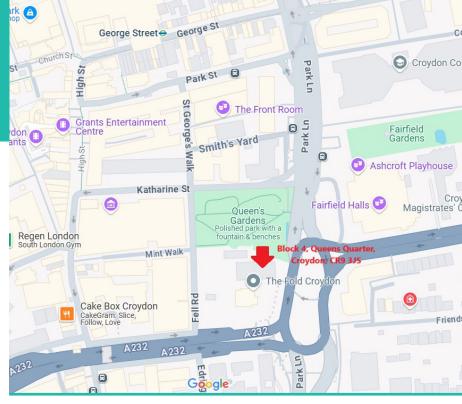
The building has been elected for VAT. Therefore, VAT is payable where applicable.

Legal Costs

Each party to pay their own legal costs incurred in the transaction.

Viewings

Viewings are by appointment via joint agents Harston&Co and AGL.



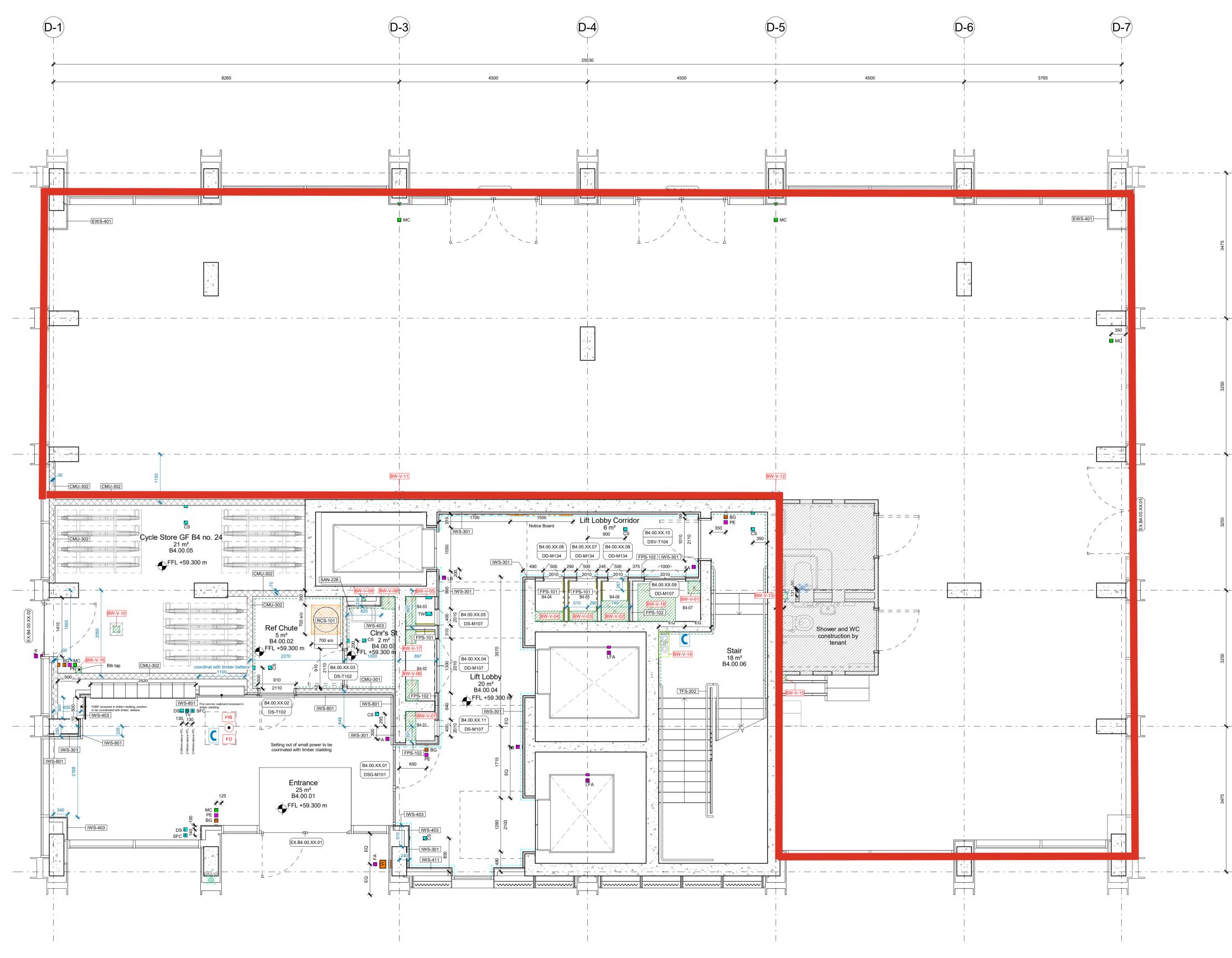
Rent:

£46,000 per annum



- harstonandco.co.uk
- 020 3371 0061
- 🐱 info@harstonandco.co.uk
- in 🔰 💿 @harstonandco

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NOTE All Penetrations <50mm to Fire-rated walls to be sealed with intumenscent mastic Refer to MEP schedules for BWH sizes Drawings to be printed in color and to be read in conjunction with the following: (22) Internal Partition Scoping Drawings, Types and Details B4/BX_(32) Door Drawings for Types 16026_B4_SC_3100 External Door Schedule 16026_B4_SC_3201 to 16026_B4_SC_3218 Internal Door schedule (35) Ceiling Scoping Drawings and Specifications (64) Acoustic Performance (68) Fire Strategy Scoping Drawings and Details 16026_BX_(XX)_001 KEY 16026_BX_(XX)_003 Small power setting out elevation 16026_XX_SP_2201, 16026_XX_SP_2202, 16026_XX_SP_3201 SE and M&E's Drawings and Specifications Refer to Utility Cupboard elevation for sockets layout For sockets on kitchen splashback, refer to splashback setting out elevations Final position of windposts to be confirmed by specialist contractor Refer to MEP information for radiator sizes Secondary steel beam required to support partitions between risers in core REV DATE DESCRIPTION C01 31/01/19 CONSTRUCTION ISSUE C02 10/05/19 UPDATES AS PER COORDINATION AND CMT COMMENTS C03 11/10/19 UPDATES AS PER COORDINATION AND CMT COMMENTS C04 06/11/19 DRYLINING ADDED C05 18/12/19 PARTITION UPDATES TO BG SYSTEM - AHMM-BX-001 C06 08/01/21 FIRE SERVICES POSITION UPDATED C07 08/02/21 OPENING SIZE UPDATED C08 05/03/21 BLOCKWORK WALL TO POST BOXES ADDED C09 28/06/21 FARP RELOCATED C10 28/06/21 FINAL ISSUE CONSULTANTS CLIENT: Taberner House LLP CONTRACTOR: Henry Construction STRUCTURAL ENGINEER: Whitby Wood MEP ENGINEER: Pro MEP COST CONSULTANT: Gardiner & Theobald PROJECT MANAGER: Gardiner & Theobald ACOUSTIC CONSULTANT: Pace Consult FACADE ENGINEER: Inhabit Group CLADDING CONSULTANT: Pure Exteriors BUILDING CONTROL: Bureau Veritas OFR Fire Risk Consultants FIRE CONSULTANT: When this drawing is issued in uncontrolled CAD format it will be accompanied by a PDF version and is issued to enable the recipient to prepare their own documents / models / drawings for which they are solely responsible. The recipient should report all drawing errors, omissions and discrepancies to the architect. All dimensions should be checked on site by the contractor and such dimensions shall be the contractor's responsibility. Allford Hall Monaghan Morris Limited accepts no responsibility or liability for:-- any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared - any alterations or additions to or discrepancies arising out of changes to the background information on which the drawings are based that was current at the time of issue, and which occur to that information after it has been issued by AHMM - any loss or degradation of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipients reading of it in any other programme or any version of the programme other than that which was used to prepare it - the accuracy of survey information provided by others or for any costs, claims, proceedings and expenses arising out of reliance on such information - any scaling from this drawing other than by the local planning authority solely for the purposes of the planning application to which it relates [5] **ALLFORD HALL MONAGHAN MORRIS** ARCHITECTS Ltd MORELANDS, 5-23 OLD STREET LONDON EC1V 9HL TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK job title TABERNER HOUSE & THE QUEEN'S GARDENS drawing title / location **INTERNAL PARTITIONS - SETTING OUT** PLANS - GROUND FLOOR drawn by checked scale status CCB LO 1:50@A1 FINAL ISSUE roiect drawing no revisior

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