

Commercial Unit To Let - Croydon

- Fitted out by the landlord
- 2,604 square feet (242 square metres)

Mulberries And Wilcocks
Nursery and Preschool



**1 UNIT
REMAINING
2 UNITS LET**



Block 4, 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

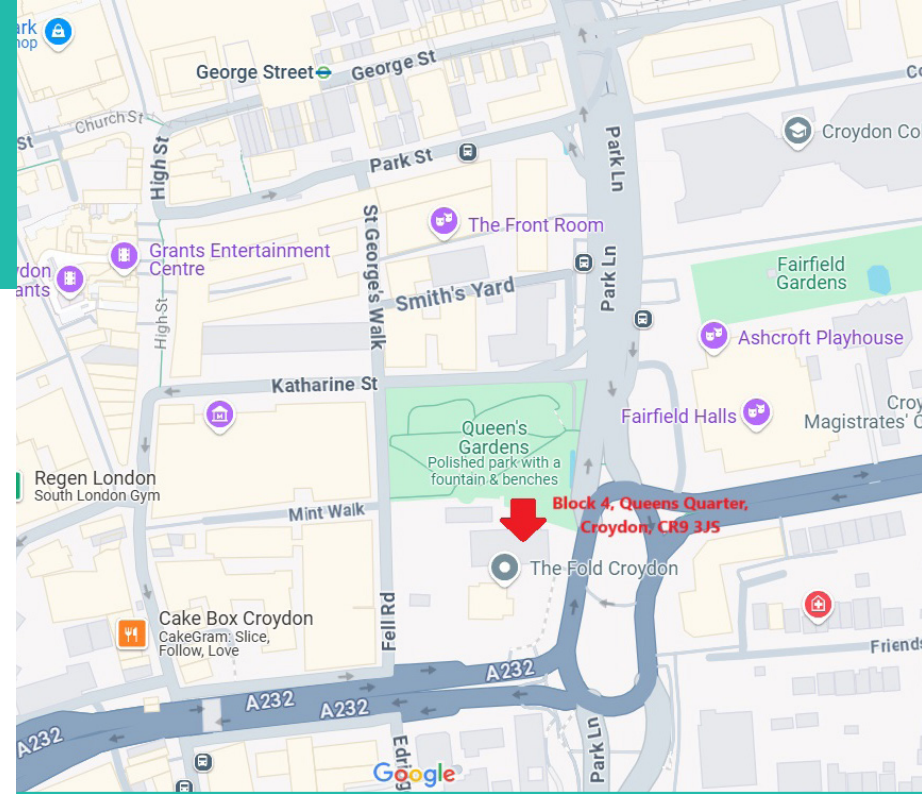
The building has been elected for VAT. Therefore, VAT is payable where applicable.

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



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