

# Commercial - Croydon, CR0

TO LET

Tower B, 25 College Road,  
Croydon, CR0 1NN

**Harston&Co**

For more information call us  
on 020 3371 0061



## Highlights

- Two storey commercial unit with a NIA of 232.1 square metres (2498 square feet) arranged over ground and first floor
- Forming part of a landmark development by Tide Construction opposite the entrance to East Croydon station
- Available with a new lease and no premium
- EPC Rating - A

## Location

Located on College Road within a landmark development opposite the entrance to East Croydon station, 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. Box Park, Croydon is also located opposite the development and the surrounding area is currently undergoing significant regeneration.

Please note all times and distances given are approximate only.

## Description

Two-storey commercial unit which forms part of an exciting landmark mixed-use development developed by Tide Construction. The scheme is 34 storeys and provides 120 new apartments. The property is offered in shell and core condition and provides the following Net Internal floor areas:

Ground Floor = 90.6 square metres (975 square feet)

First Floor = 141.5 square metres (1,523 square feet)

Total = 232.1 square metres (2498 square feet)

Please note that the sizes given are approximate only and have been obtained from the construction plans provided by the developer. All interested parties are advised to rely on their own inspection and survey.

## Business Rates

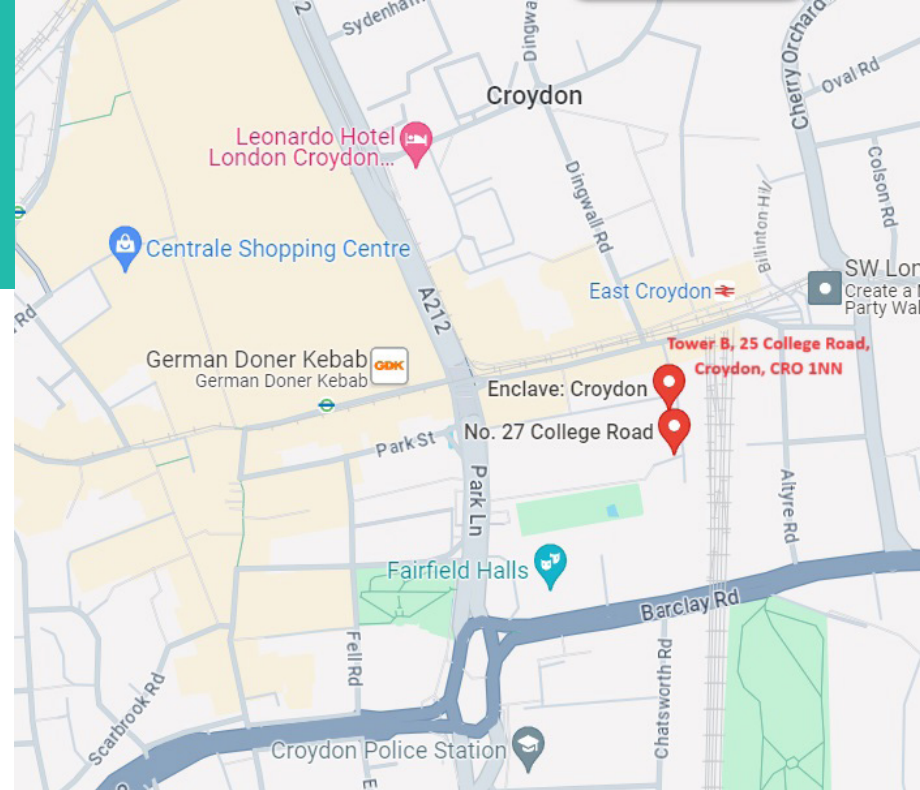
The property needs to be assessed. All interested parties are to enquire with the London Borough of Croydon business rates department.

## Terms

The property is available with a new FRI lease at £47,500 per annum exclusive. All negotiations are strictly subject to contract.

## Viewings

Viewings are strictly by appointment through Harston&Co.



Rent:

£47,500 per annum

# Harston&Co

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