



First Floor, 37 Neville Road, Croydon, CR0 2DS

A flexible first floor commercial space available to let under a new lease

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specialist advice on all property matters

First Floor, 37 Neville Road, Croydon, CR0 2DS

Rent: £12,500 (pounds) per annum exclusive

LOCATION: - The property is situated in a well-connected part of Croydon. The property is a stone's throw from St James's Road, the main road linking Croydon to Addiscombe. St James's Road is a bus route and Selhurst Train Station is under a mile away. Both West Croydon overground station and East Croydon overground station are within a mile radius of the subject property.

DESCRIPTION: - The property comprises a flexible business space situated at first floor level of a commercial building. The property is currently partitioned as a lobby area, three separate rooms and a kitchenette. There is a WC at ground floor level. Previously utilised as offices, the space is considered suitable for a variety of uses, such as office, quasi-medical and some leisure use.

ACCOMMODATION: -
Gross internal area 109.06m² (1,174ft² approx.)
WC

TENURE: - The property is to be offered by way of a new lease, the length of which is to be negotiated.

USE/PLANNING: - We understand that the property currently falls within Class E of the current Town and Country Planning (Use Classes) Order.

Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.

RENT: - An initial rent of £12,500 (Twelve thousand five hundred pounds) per annum exclusive is sought.

BUSINESS RATES: - The property will require re-evaluation. Interested parties should make enquiries of the local authority regarding the rates payable.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an EPC rating of 124 within Band E.

VAT: - All figures quoted are exclusive of VAT.

VIEWINGS: -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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12th March 2026



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