



# 1<sup>ST</sup> & 2<sup>ND</sup> Floors, 69 North End Croydon CR0 1TG

1<sup>st</sup> and 2<sup>nd</sup> floor offices to let under a new Lease.

020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



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# 1<sup>ST</sup> & 2<sup>ND</sup> Floors, 69 North End Croydon CR0 1TG

## Rent: £14,000 per annum exclusive

**LOCATION:** - The property is situated in the very centre of the commercial area of Croydon, set above retail on North End which is the main shopping street of central Croydon. The property is accessed to the side of the building via Drummond Road. The property is within walking distance of both East and West Croydon Stations which West Croydon being the nearest. Access is also available to the tram link and numerous bus routes. North End itself is pedestrianised. Croydon is a busy commercial centre, and the property is considered suitable for a variety of uses.

**DESCRIPTION:** - The property comprises a 1<sup>st</sup> and 2<sup>nd</sup> floor office space. The property is currently partitioned as 2 individual office spaces and a WC on the first floor. On the second floor, there are three individual spaces and a WC. The property is self contained and is accessed via an independently accessed door to the side of the building leading into an entrance lobby containing a staircase to the first floor.

### **ACCOMMODATION:** -

#### **1<sup>st</sup> Floor**

Room 1 32.90m<sup>2</sup> (354ft<sup>2</sup>)  
Room 2 12.71m<sup>2</sup> (137ft<sup>2</sup>)

WC

#### **2<sup>nd</sup> Floor**

Room 3 20.80m<sup>2</sup> (224ft<sup>2</sup>)  
Room 4 11.16m<sup>2</sup> (120ft<sup>2</sup>)  
Room 5 19.04m<sup>2</sup> (205ft<sup>2</sup>)

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 the property currently falls within Class E (Retail / Office) of the current Town and Country Planning (Use Classes) Order and would suit a variety of uses.

**Interested parties should make enquiries of the Local Authority in respect of their intended use prior to offer.**

**RENT:** - An initial rent of £14,000 (Fourteen thousand pounds) per annum exclusive is sought.

**BUSINESS RATES:** - The property has a rateable value of £14,250.

**Enquiries should be made of the Valuation Office Agency in this regard.**

[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** - The property has an EPC rating of 123 within Band E.

**VAT:** - We understand that the property is elected to VAT.

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

020 8769 0161

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Viewings by prior arrangement - call our team for more information.

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Date: 16/09/2025



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