

TO LET RETAIL – 2,365 SQ FT (219.71 SQ M)

Ten Degrees – Unit 3, 101 George Street, Croydon, Surrey, CR0 1JP

DESCRIPTION

- * George Street provides world class amenity space
- * Personalised service to its residents
- * Nearly 6,000 sq ft of retail and commercial space at street level
- * One Unit remaining

LOCATION

Situated directly opposite East Croydon Station and Box Park, George Street boasts one of the best locations in Croydon.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Unit 3	1,345	124.95
Mezzanine Unit 3	1,020	94.76
TOTAL	2,365	219.71

AMENITIES / OPPORTUNITY

- George Street provides world class amenity space
- · Personalised service to its residents
- One Unit remaining
- 2,000 sq ft of retail and commercial space at street level

RENT

On application

RATES

We would recommend that interested parties make their own enquiries with the Local Authority.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.











VIEWINGS

James Griffiths Richard Pyne

t: 07867 232653 **t**: 07901 821<u>843</u>

e: jgriffiths@shw.co.uk

e: rpyne@shw.co.uk

y

twitter - @SHWProperty LinkedIn - SHW Property Instagram – SHW Property MAKING PROPERTY WORK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

