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Allianz

TO LET

EAST CROYDON OFFICES – FULLY FURNISHED OPTION AVAILABLE
6,357 – 12,714 SQ FT (590.57 – 1181.14 SQ M)
Mondial House, 102 George Street, Croydon, Surrey, CR0 1PJ

DESCRIPTION

102 George Street is a purpose-built modern office building in the heart of East Croydon.

The available accommodation is the 5th and 6th floors of the building, each extending to 6,357 sq ft. The floorplate is an efficient, regular rectangle with cores at either end.

The 5th Floor has been refurbished and provides fitted and furnished offices ready for occupation.

The 6th Floor is available unrefurbished, or can be refurbished, subject to negotiations.

LOCATION

102 George Street is a landmark office building prominently located directly opposite East Croydon Station and Box Park.

East Croydon Station provides fast and frequent services to:

London Bridge - 14 mins
London Victoria - 16 mins
Kings Cross / St Pancras - 29 mins
Gatwick Airport - 15 mins

East Croydon also provides access to the Tramlink network, with services westwards to Wimbledon and eastwards to Elmers End. Plus there are numerous bus services which stop locally including SL5 to Bromley, SL6 to Central London and SL7 to Heathrow.

In addition to the various food and beverage options at Box Park, locally there are coffee offerings including Starbucks, Pret, Caffe Nero and Tao, plus Sainsburys and Co Op convenience stores.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
6 th Floor	6,357	590.57
5 th Floor	6,357	590.57
TOTAL	12,714	1181.14

AMENITIES

- Suspended ceilings
- LED lighting
- Double glazing
- Air conditioning
- Raised floor with floor boxes
- Carpeted
- Shower
- Bike storage
- 1 x parking space per floor

TENURE

Available by way of a sub-lease to November 2031.

RENT

£29.50 Per sq ft

RATES

Each floor has a Rateable Value of £152,527.

Est. rates payable of £74,738 per annum per floor.

SERVICE CHARGE

Est. £12.00 Per sq ft

VAT

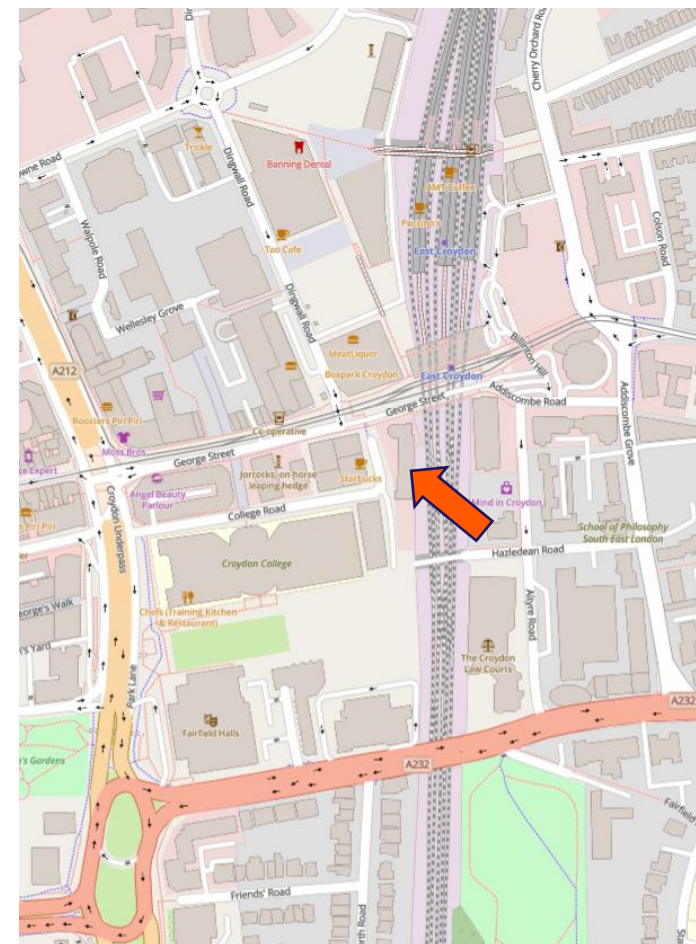
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of C-53.



© OpenStreetMap

VIEWINGS – 020 8662 2700

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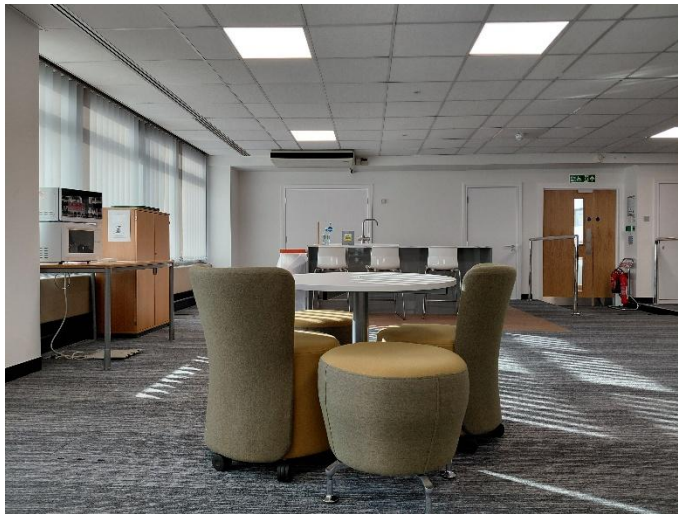
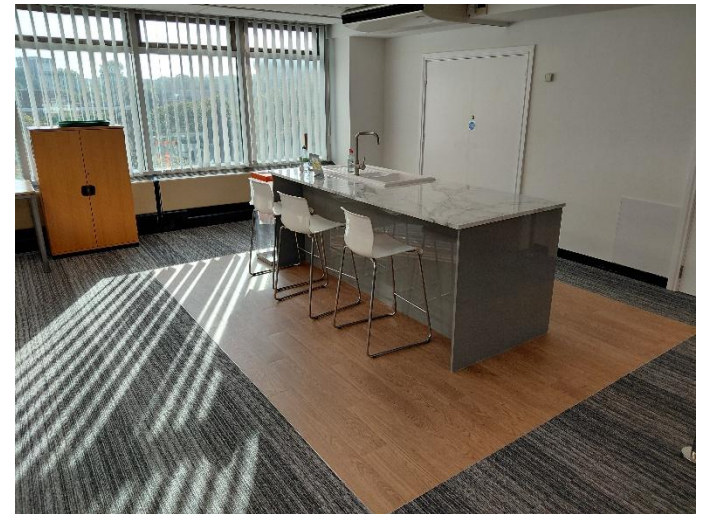


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PHOTOS – REFURBISHED 5TH FLOOR



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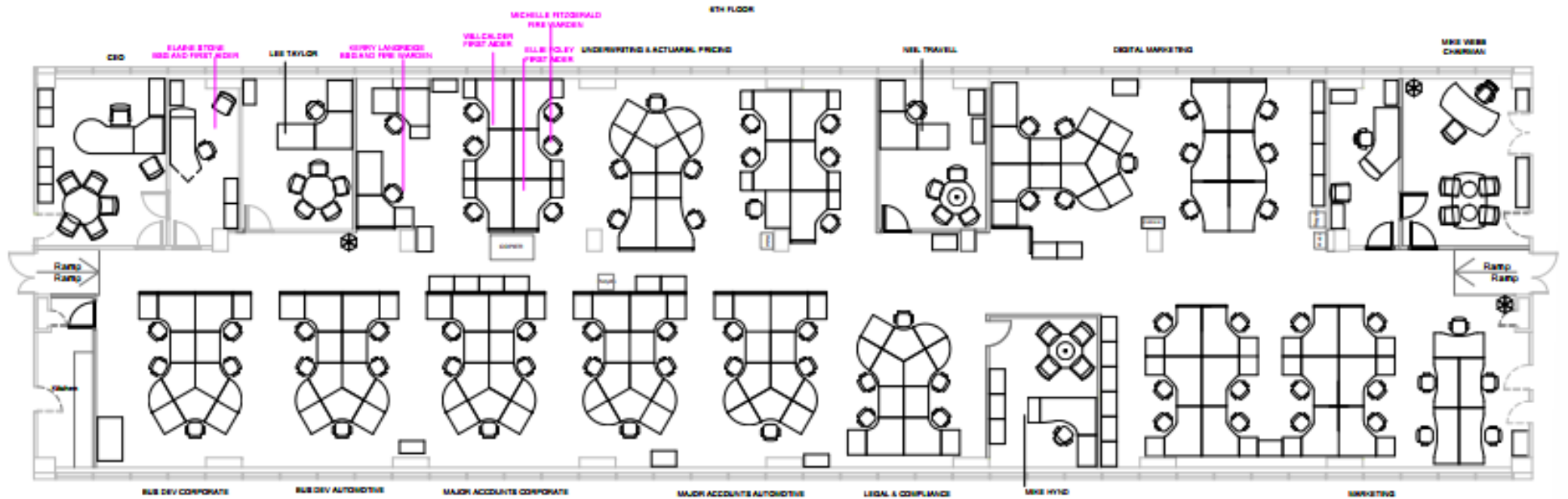
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FLOORPLAN – UNREFURBISHED 6TH FLOOR



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