



TO LET

OFFICE SPACE WITH PARKING
830 SQ FT (77.11 SQM)

Financial House, 14 Barclay Road, Croydon, CR0 1JN

DESCRIPTION

Financial House is a purpose built refurbished building set out over ground and three upper floors.

The available accommodation comprises of an office on the 1st floor. The property has a demised WC and a kitchen plus two demised parking spaces to the rear of the building. An additional parking space is presently available by way of a separate licence agreement.

The space is fully refurbished with new carpets and redcoration throughout and ready for immediate occupation.

LOCATION

The property is situated on Barclay Road (A232) and is approximately 500 metres from East Croydon Station, which offers fast and frequent train services to London and the South Coast. Approx journey times from:

- London Bridge - 12 mins
- London Victoria - 16 mins
- London Blackfriars - 19 mins
- Gatwick Airport – 14 mins

There is a range of amenities within close walking distance including Sainsbury's and a number of national and independent coffee shops and food and beverage options.

The M23/M25 intersection is approximately 7.5 miles to the south and provides excellent access to the national motorway network.

ACCOMMODATION (NIA)

	SQ FT	SQ M
1 st Floor	830	77.11
TOTAL	830	77.11

AMENITIES

- 2 Car Parking Spaces
- LED lighting
- New carpet
- Fully Redecorated
- Demised WC
- Private Kitchenettes
- Passenger Lift
- Redecorated common parts

RENT

£20,500 per annum exclusive.

RATES

The rateable value from 1st April 2026 is £16,000. Estimated rates payable of £7,072 per annum.

Interested parties should make their own enquiries with Croydon Council business rates department.

SERVICE CHARGE

A service charge will be levied for the upkeep of the common and external elements of the building.

Est. £8,275 pa

EPC

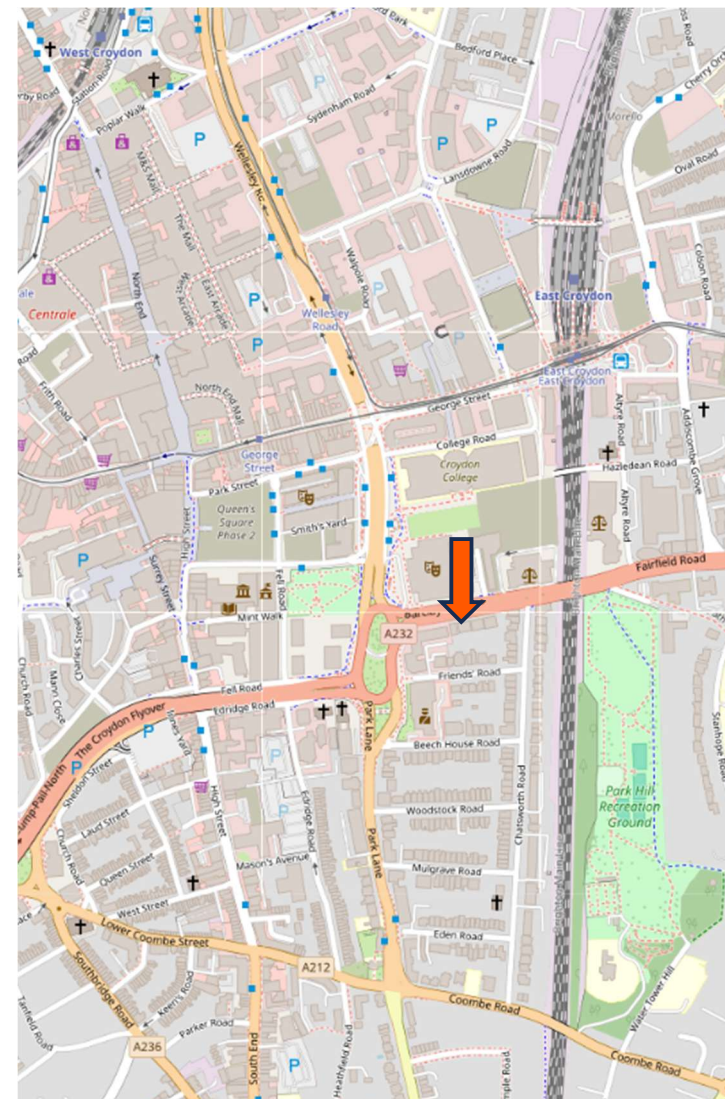
Property has an EPC Rating of C: 62

VAT

VAT will not be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees



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VIEWINGS – 020 8662 2700

Tom Reed

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Thomas Tarn

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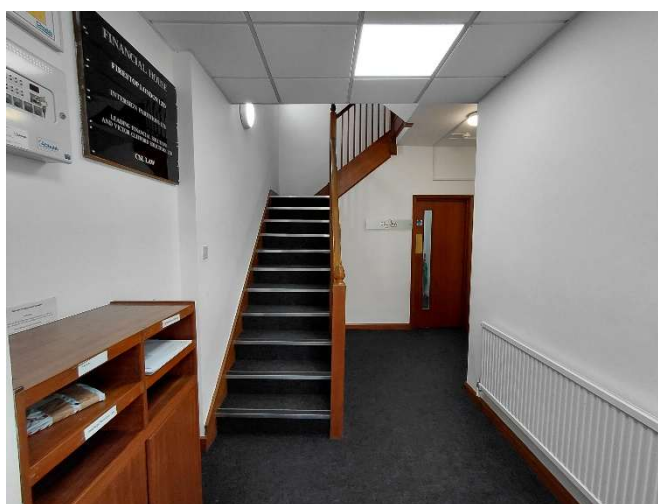
LinkedIn - SHW Property

Instagram – SHW Property

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PHOTOS



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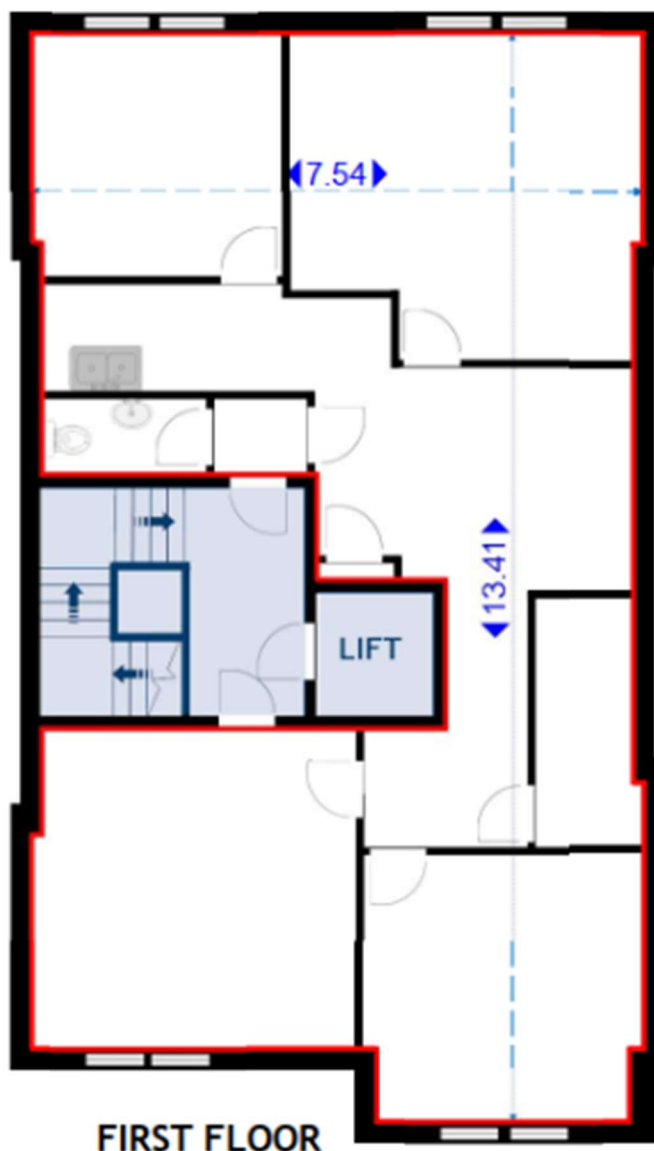


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FLOORPLAN

Note: Partitioning has been removed



FIRST FLOOR

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