



4,003-39,314 SQ FT IN CENTRAL CROYDON

EDUCATION • CREATIVE • COMMUNITY

SPACE TO LET

SUMMARY



- **OLD PALACE QUARTER** provides a unique opportunity to lease property in the heart of Croydon extending to approximately **40,000 sq ft** and suitable for a variety of uses.
- The space is arranged as two buildings of **26,667 sq ft** and **12,647 sq ft** available independently or together.
- Internally, the buildings were previously fitted for education use, with spaces set up for **sports, dance, music, art and technology lessons, plus a fully fitted canteen facility.**
- The buildings provide a rare chance to lease space suitable for a range of **education uses** and potentially suited to a range of **creative, community or commercial uses**, subject to planning and any other permissions required.
- There is a substantial secure surface car park shared by the buildings, which provides **parking for approx. 55 cars or could be utilised for an alternative use**, subject to planning and any other permissions required.
- Please Note: Furniture and other chattels which appear in the photographs have now been removed and the space is offered in a cleared condition, ready for fitting out and furnishing.

THE SHAH BUILDING



THE ANNEX BUILDING





THE SHAH BUILDING

8,769-26,667 sq ft

The Shah Building is a converted period warehouse building which previously housed a range of education facilities.

The space would suit continued use or a variety of alternative uses including gyms and other fitness uses, dance schools and other creative arts, as well as artists and other crafts. Alternatively, the space could be re-fitted for a variety of other uses.

The building is available as a whole, or consideration may be given to lettings of part.



AMENITIES & POSSIBLE USES

GYMNASIUM



DANCE
STUDIOS



ART
STUDIOS



CLASSROOMS



COMMON
ROOM



KITCHEN
& CANTEEN



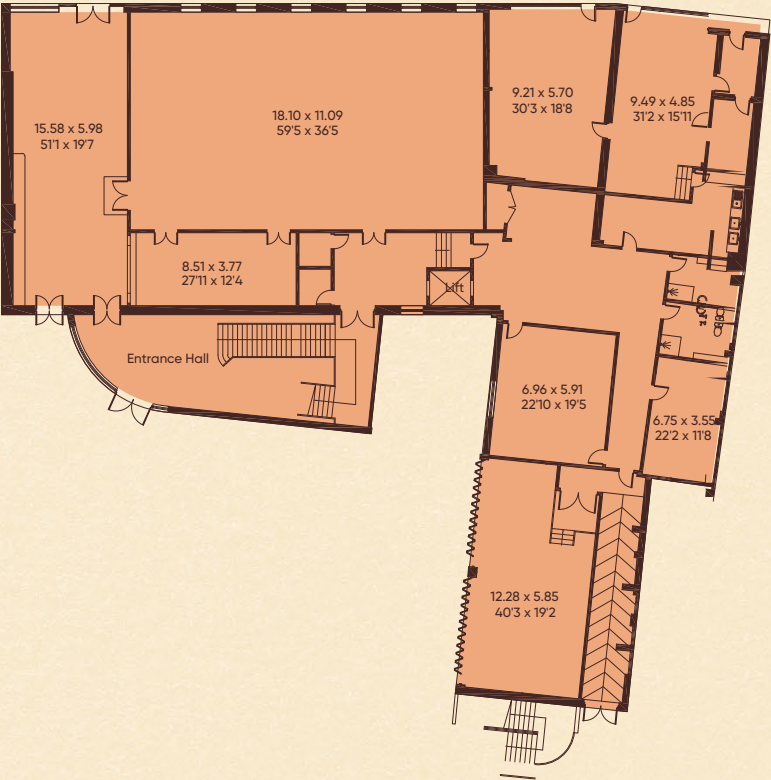
PASSENGER
LIFT



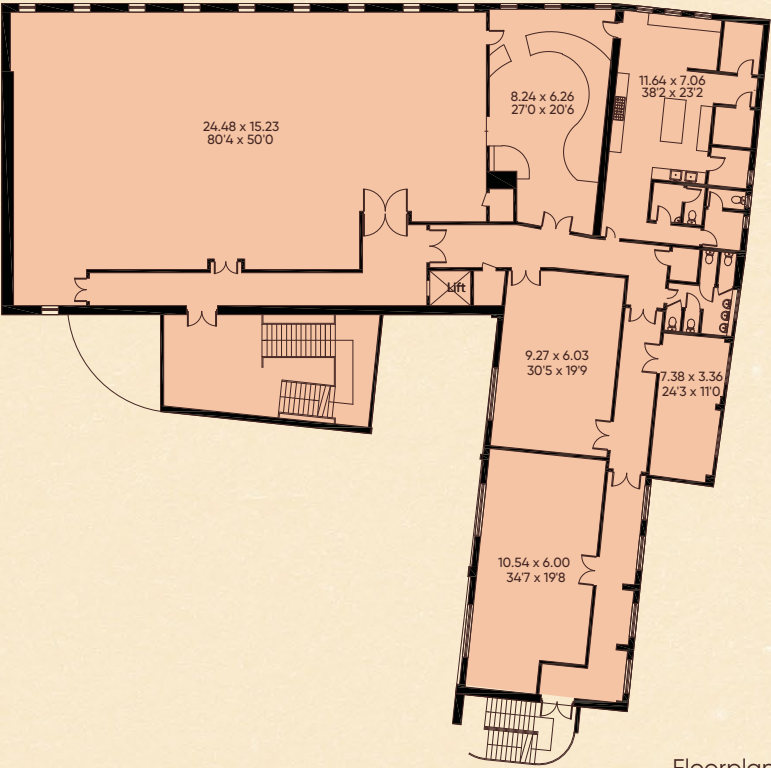
THE SHAH BUILDING FLOOR PLANS

FLOOR	AREA SQ FT	AREA SQ M
Second Floor	8,769	814.53
First Floor	8,859	823.13
Ground Floor	9,033	839.23
TOTAL	26,667	2,467.89

Ground Floor



First Floor

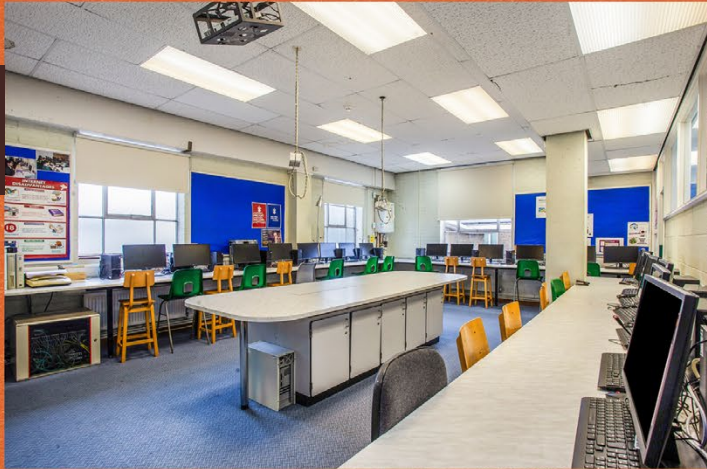


Second Floor



Floorplans are indicative only and not to scale.

THE SHAH BUILDING





THE ANNEX BUILDING

4,003-12,647 sq ft

The Annex is a mid-century building which previously provided a range of education facilities.

The building is available as a whole, or consideration may be given to lettings of part

The space would suit a variety of alternative uses including art studios and other crafts and music schools. Alternatively, the space could be re-fitted for a variety of other uses.

AMENITIES & POSSIBLE USES

CLASSROOMS



MUSIC REHEARSAL ROOMS



DT WORKSHOPS



CREATIVE & CRAFT SPACES



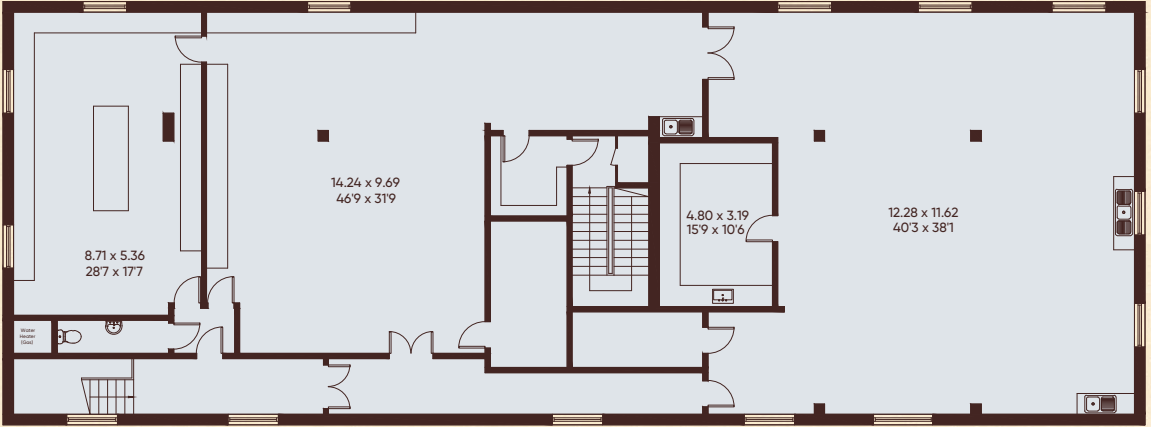
THE ANNEX

BUILDING

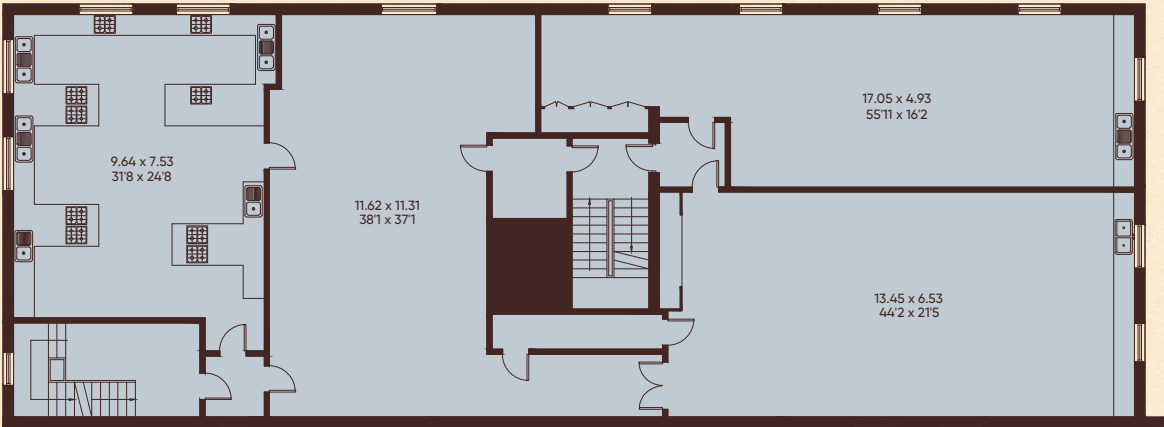
FLOOR PLANS

FLOOR	AREA SQ FT	AREA SQ M
Second Floor	4,003	371.91
First Floor	4,003	371.91
Ground Floor	4,640	431.10
TOTAL	12,647	1,174.92

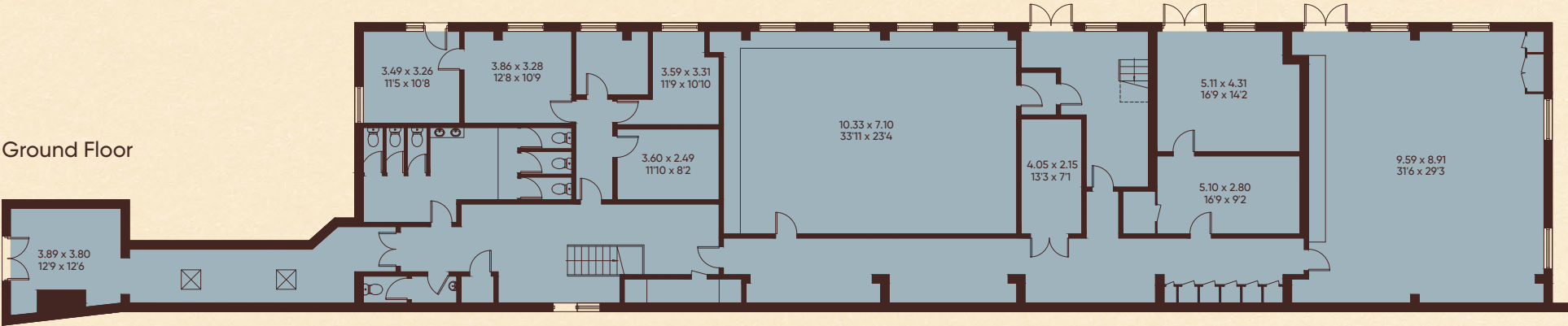
Second Floor



First Floor

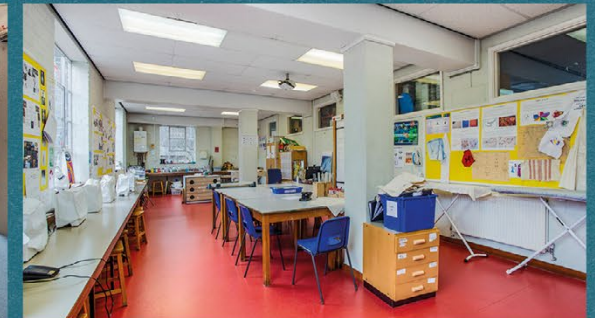


Ground Floor



Floorplans are indicative only and not to scale.

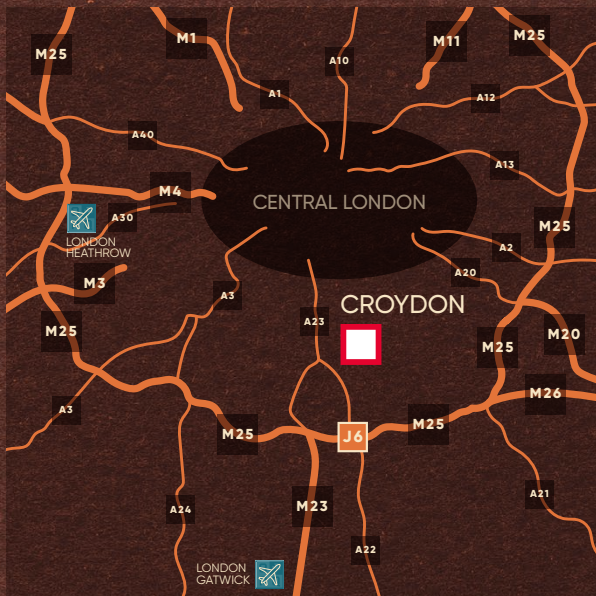
THE ANNEX BUILDING





LOCATION

- | | |
|-------------------------|---------------------------|
| OLD PALACE QUARTER | 7 CROYDON COLLEGE |
| 1 CROYDON MINSTER | 8 FAIRFIELD HALLS |
| 2 TOWN HALL | NATIONAL RAILWAY STATION |
| 3 ONE CROYDON | LONDON OVERGROUND STATION |
| 4 PARK HILL WATER TOWER | CROYDON TRAM STATION |
| 5 ST PETER'S CHURCH | |
| 6 WHITGIFT ALMSHOUSES | |





COMMUNICATION AND TRANSPORT

The location benefits from multiple local transport facilities including close proximity to 3 train stations at East, West and South Croydon with fast services into London. West Croydon bus station serves routes regularly toward Morden, Wallington, Sutton and Gatwick. Various nearby tram stops provide links to Wimbledon, Elmers End and Beckenham via East Croydon.

TRAM STOPS



Church Street
0.1 miles to the north

Reeves Corner
0.2 miles to the north-west

George Street
0.3 miles to the east

NATIONAL RAIL



West Croydon
0.5 miles to the north

East Croydon
0.7 miles to the east

South Croydon
1.1 m to the south

ROAD



A236
0.2 miles

A232
1.5 miles

M25
9.5 miles

BUS



Several bus services providing access to local destinations and Central London.

AIR



Gatwick Airport is the closest international airport approximately 18 miles to the south, accessible within approximately 40 minutes by road. Heathrow Airport is 40 miles to the north-west and is accessible via the M25 in approximately 1 hour and 10 minutes by road.

BY ROAD:



M25 Junction (J6)
32 mins



Gatwick Airport
40 mins

Heathrow Airport
1 hour 10 mins



London's West End
1 hour 20 mins

BY RAIL:

From East Croydon Station



Clapham Junction
11 minutes

London Bridge
17 minutes

London Victoria
20 minutes

London Blackfriars
23 minutes

Gatwick Airport
27 minutes



London St Pancras
32 minutes



ADDITIONAL INFO

TERM

The space is available by way of sublease or assignment of the whole for a term to 24 December 2033.

Longer terms may be available, please discuss with the agents.

Letting of parts and short-term licence agreements may be considered on a case by case basis.

RENT

From £12.50 per sq ft.

RATES

The premises are to be reassessed. Occupiers will be responsible for any business rates arising.

SERVICE CHARGE

A service charge may be levied to cover the upkeep of any common areas of the building, should the space be multi-let.

VAT

It is understood that the property has not been elected for VAT.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred.

EPC

The Shah Building - **C**.
The Annex - **D**.

CONTACT

VIEWING

Strictly via the joint sole agents.



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