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TO LET

CLASS E SPACE SUITABLE FOR OFFICE / MEDICAL / NURSERY
1,420-2,984 SQ FT (131.9-277.2 SQ M)

28 & 30 Sydenham Road, Croydon, Surrey, CR0 2EF

DESCRIPTION

28 & 30 Sydenham Road are two self-contained 4-storey office buildings with forecourt parking. There is a garder to the rear of no. 30.

The properties would suit a variety of Class E users including offices, day nursery, medical and others.

To be let either as a whole, or two individual units. In their current configuration, there are doors between the two units on the two uppermost floors.

LOCATION

28 & 30 Sydenham Road are located 400m from the northern entrance to East Croydon Station, providing quick access to the excellent train services. Journey times:

- London Bridge: From 13 mins
- London Victoria: From 16 mins
- Gatwick Airport: From 14 mins

Croydon is also served by the Tramlink, London Overground and various bus routes.

The local area has a number of amenities for staff including a Co-Op, Starbucks, bars, pubs and hotels.

ACCOMMODATION (NET INTERNAL AREA)

	28		30	
	SQ FT	SQ M	SQ FT	SQ M
2nd	388	36.0	376	34.9
1st	484	45.0	379	35.2
Ground	321	29.8	320	29.7
LG	371	34.5	346	32.1
TOTAL	**1,564**	**145.3**	**1,420**	**131.9**

	SQ FT	SQ M
OVERALL	**2,984**	**277.2**

AMENITIES

- Fluorescent lighting
- Central heating
- Secondary glazing
- Multiple WCs in each
- Kitchen / break out area
- Forecourt parking
- Rear garden to no. 30

RENT

No. 28 £30,000 per annum exclusive

No. 30 £30,000 per annum exclusive

RATES

No. 28: The rateable value from 1st April 2026 is £25,500.
Est. rates payable of £11,271.

No. 30: The rateable value from 1st April 2026 is £24,500.
Est. rates payable of £10,829.

VAT

VAT will be chargeable on the terms quoted.

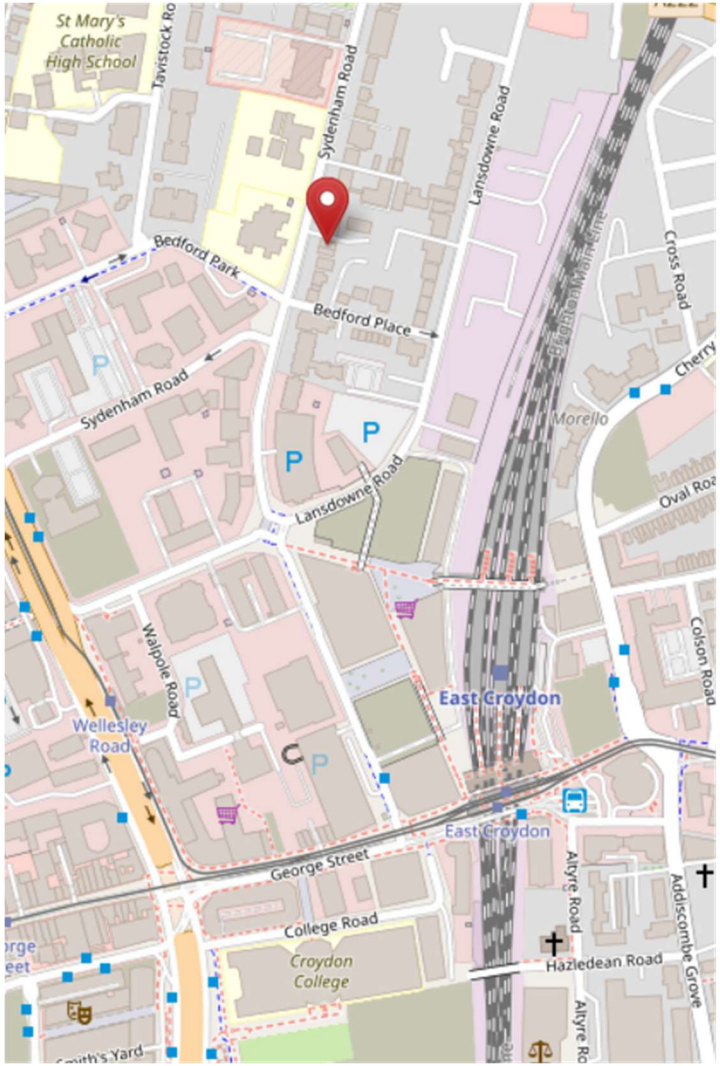
LEGAL COSTS

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

EPC

No. 28: The EPC is being prepared.

No. 30: The EPC rating for the property is D-89.



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