



MAKING
PROPERTY
WORK
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020 8662 2700

THE BLOSSOMS

CHERRY ORCHARD RD, CROYDON CR0 6GE

CLASS E, SHELL & CORE UNITS TO LET

ABOUT THE BLOSSOMS

The premises offer newly constructed shell and core space under a new residential scheme.

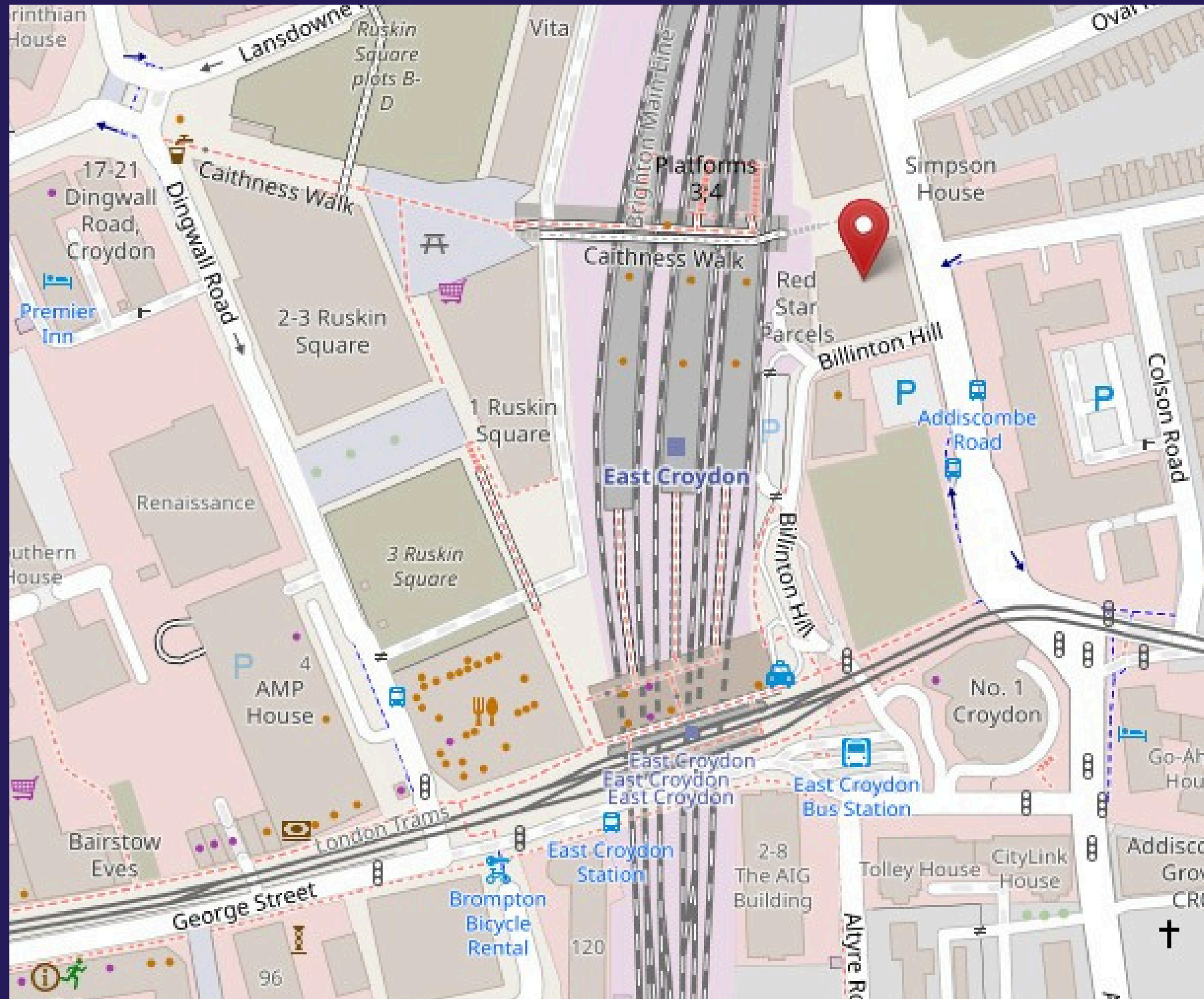
All units have excellent shop frontage already installed, and benefit from 3-phase electricity, water and drainage.

All units are covered under the new E class. The units are available as single units, or capable of being split, subject to requirements and landlord's consent

There are 338 residential units, in addition to the wider Morello masterplan providing further E-class units of circa 1,000 sq ft.



LOCATION



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The Blossoms is situated on Cherry Orchard Road, adjacent to East Croydon Station. The property is a 2-minute walk to the station, which provides access to national rail services.

The local area is well-served by a variety of amenities, including shops, restaurants, cafes and Box Park.

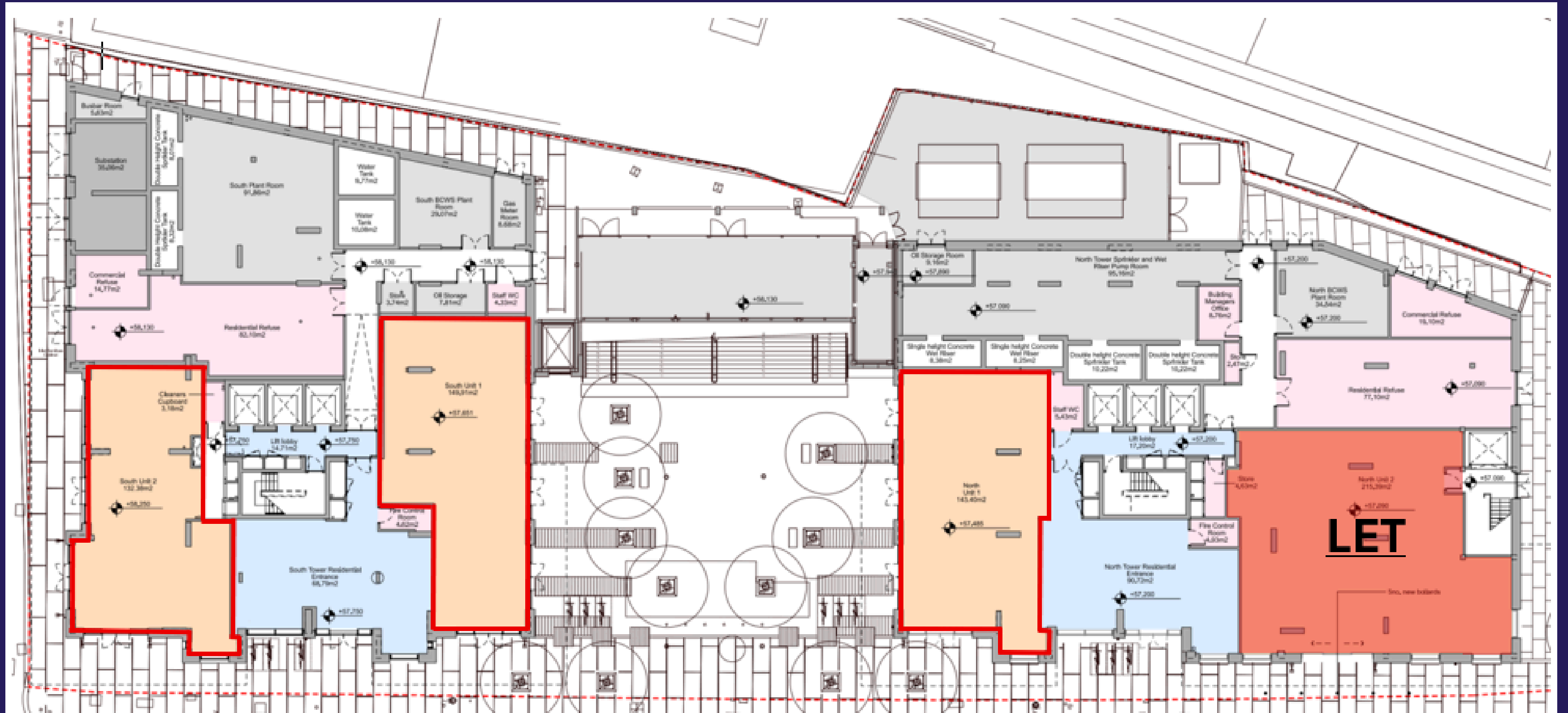
East Croydon has ongoing regeneration projects enhancing the town centre and transport infrastructure. The Blossoms enjoy a vibrant, urban setting.

The new bridge, opening later in 2025 will provide direct access to East Croydon station and link Cherry Orchard Road to Dingwall Road and Croydon Town Centre.

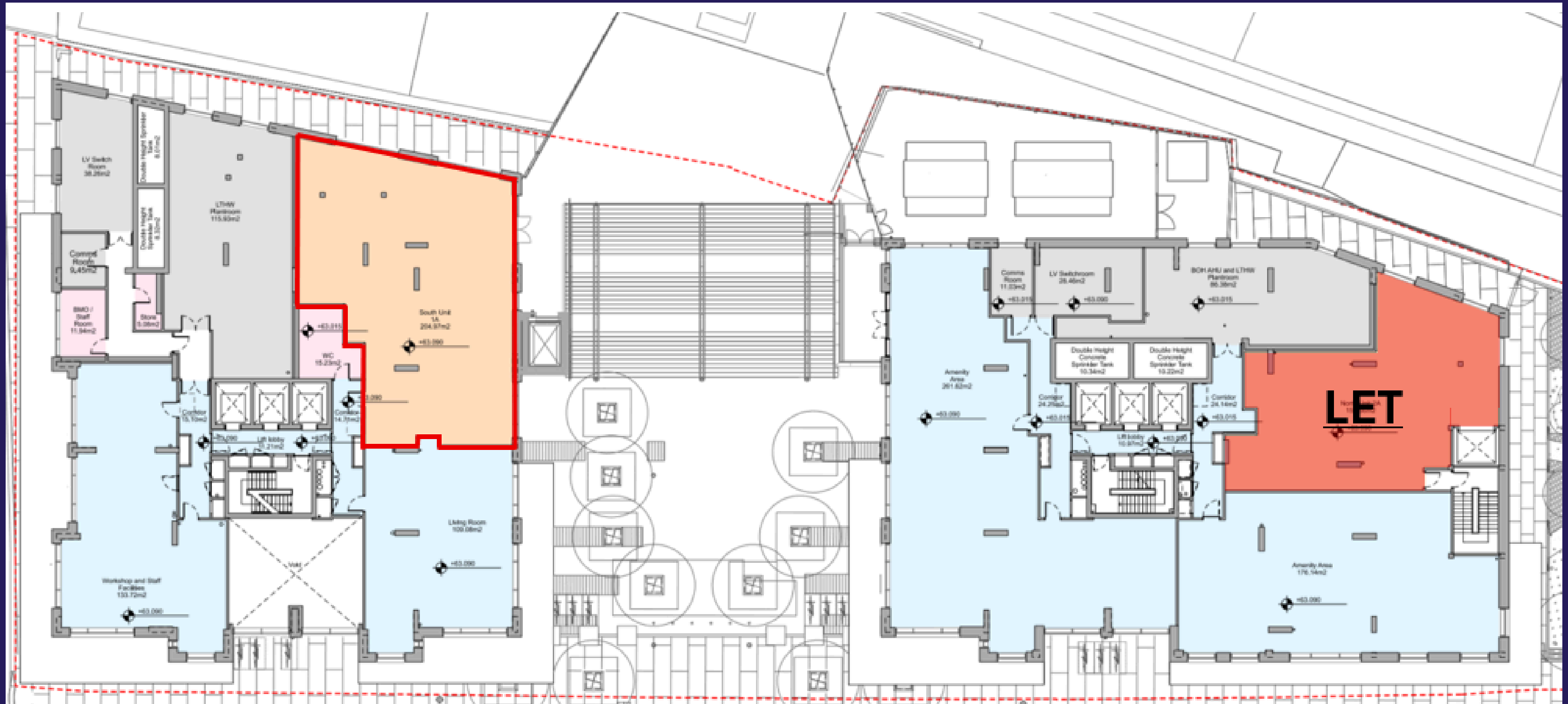
AVAILABILITY

South Tower	Floor	SQ FT	Sq M	Ceiling Height	Rent PAX
Unit 1	Ground	1,613	149.91	5.1 M	£40,500
Unit 2	Ground	1,424	132.38	4.7 M	£35,500
Unit 2A	Upper Level	2,206	204.97	4.0 M	£45,000
North Tower	Floor	SQ FT	Sq M	Ceiling Height	Rent PAX
Unit 1	Ground	1,543	143.4	5.4 M	£38,500
Unit 2	LET	LET	LET		LET
Unit 2A	LET	LET	LET		LET

FLOOR PLANS - GROUND FLOOR



FLOOR PLANS - UPPER LEVEL



FURTHER INFORMATION:

BUSINESS RATES:

To be assessed.

Service & Estate Charge:

To Be Confirmed

Rent:

On Application

VAT:

VAT will be chargeable on the terms quoted

Tenure:

The units are available via a new lease direct from the Landlord.

Legal Costs:

Each party is to be responsible for their own legal & Professional fees

EPC:

To be assessed

VIEWINGS:

STRICTLY THROUGH THE SOLE AGENTS**Richard Pyne**

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