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**TO LET**

**OFFICE – 1,546 – 3,092 SQ FT (143 - 287 SQ M)**

**Kindred House, Croydon, Surrey, CR0 1SZ**

## LOCATION

Kindred House is within easy reach of all of Croydon's North End Whitgift Centre & Centrale Shopping Centres plus cultural and restaurant quarters.

East Croydon Station provides regular services including to:

London Victoria – 16 mins  
London Bridge – 12 mins  
London Blackfriars – 19 mins

West Croydon Station provides links to Sutton and Epsom and the London Overground. The tram network also stops at George Street and East Croydon, providing links west to Wimbledon and east to Beckenham.

## DESCRIPTION

Kindred House is a new mixed-use development of residential, offices, and Retail/Leisure on the ground floor. There are a total of 128 units at Kindred, 68 private, 19 affordable rent and 41 shared ownerships.

The stunning brick-clad building has a new public square on the ground floor with plenty of cycle storage. The available accommodation is accessed via a separate entrance to the residential, with a separate lift. The space is located on the second and third floors which are newly built with exposed services and concrete floors.

The unit is offered in shell and core, ready for tenant fit out. Each unit are arranged over the ground floor only. Unit has A1-A3 (D1) usage.

## ACCOMMODATION

	SQ FT	SQ M
Second Floor Office	1,546	143.59
Third Floor Office	1,546	143.59
<b>TOTAL</b>	<b>3,092</b>	<b>287</b>

## AMENITIES

- LED lighting
- Exposed services
- Air conditioning
- Cable trays
- Hyper optic fibre
- Perimeter trunking
- Concrete floor

## TENURE

A new full repairing and insuring lease is available on terms to be agreed.

## RENT

£22.50 per sq ft

## RATES

To be assessed.

## SERVICE CHARGE

There will be a service charge to cover the upkeep of the common areas.

## VAT

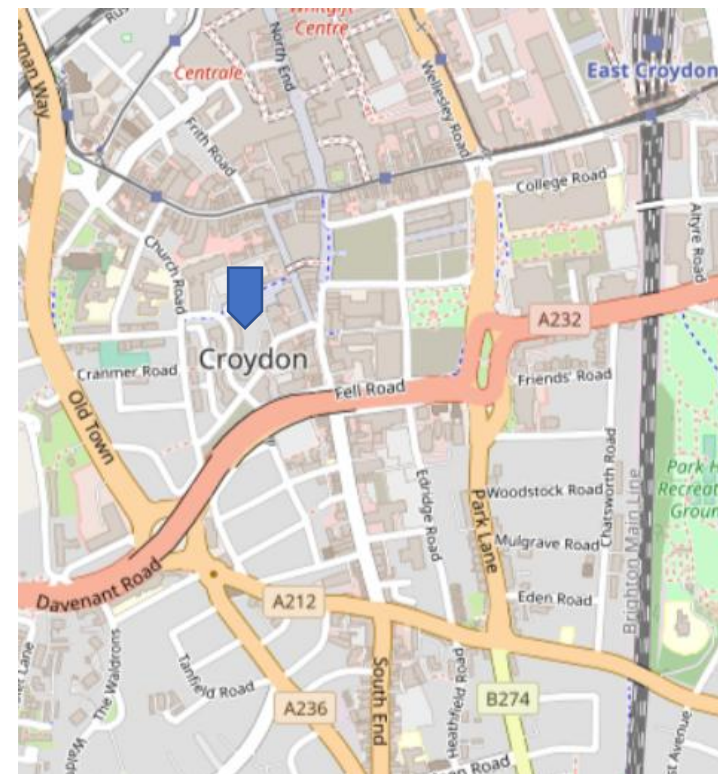
VAT will be chargeable on the terms quoted.

## LEGAL COSTS

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

## EPC

An EPC is being prepared and will be available shortly.



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## VIEWINGS – 020 8662 2700

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