OFFICE SUITES TO LET

HUGGINS STUART EDWARDS

Woolwich House, 43 George Street, Croydon, Surrey
CR0 1LB
From 1,275 – 4,467 sqft

Woolwich House, 43 George Street, Croydon, Surrey CR0 1LB.

TO LET

DESCRIPTION

Attractive air-conditioned office suites in a prominent "art deco" building on the corner of George Street and Wellesley Road. The suites are arranged predominantly as open plan with some private offices and meeting rooms. The suites can be divided to suit requirements.

First Floor Suite	1,470 sqft	136.55 sqm
2nd Floor Suite A	1,722 sqft	159.98 sqm
2nd Floor Suite B	LET	LET
3rd Floor Suite B	1,275 sqft	118.43 sqm
TOTAL	4,467 sqft	414.96 sqm

LOCATION

The premises are situated in the heart of Croydon in this attractive art deco style building. The offices are within a few minutes' walk of East Croydon rail station and George Street Tram stop. West Croydon station is approximately 10 minutes' walk from the premises and the local bus services can be found in the surrounding roads with numerous services to central London and the surrounding area.

RENT

£17.00 per sqft per annum plus VAT.

LEASE

New full repairing and insuring leases for a term to be agreed. Leases to be drafted outside Sections 24 – 28 of the Landlord and Tenant Act 1954 Part II as amended.

AMENITIES

- Entry phone system
- Automatic passenger lift
- Cooling
- Central heating with radiators.
- Suspended ceiling.
- Fluorescent lighting
- Male and female toilet facilities

RATES

Rateable Value for First Floor Suite: £20,500.
Rateable Value for Second Floor Suite A: £27,250
Rateable Value for Third Floor Suite B: £10,750
Rates payable at 49.9p in the (2024/2025)

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Croydon Office
102- 104 High Street, Croydon, CR9 1TN
T: 020 8688 8313
E: michael.angus@hsedwards.co.uk

DATE

September 2025

FOLIO NUMBER

171908 (CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right

HUGGINS STUART EDWARDS

COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

APEX HOUSE
10 WEST STREET
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