

The logo for SHW, consisting of the letters 'SHW' in white, bold, sans-serif font, centered within an orange trapezoidal shape that tapers to the right.

MAKING
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WORK

SHW.CO.UK

TO LET

RETAIL – 1,098 SQ FT (102 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..

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

ACCOMMODATION

	SQ FT	SQ M
Ground Floor Retail	1,098	102

TENURE

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

RENT

£24,000 per annum.

RATES

To be assessed.

SERVICE CHARGE

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

VAT

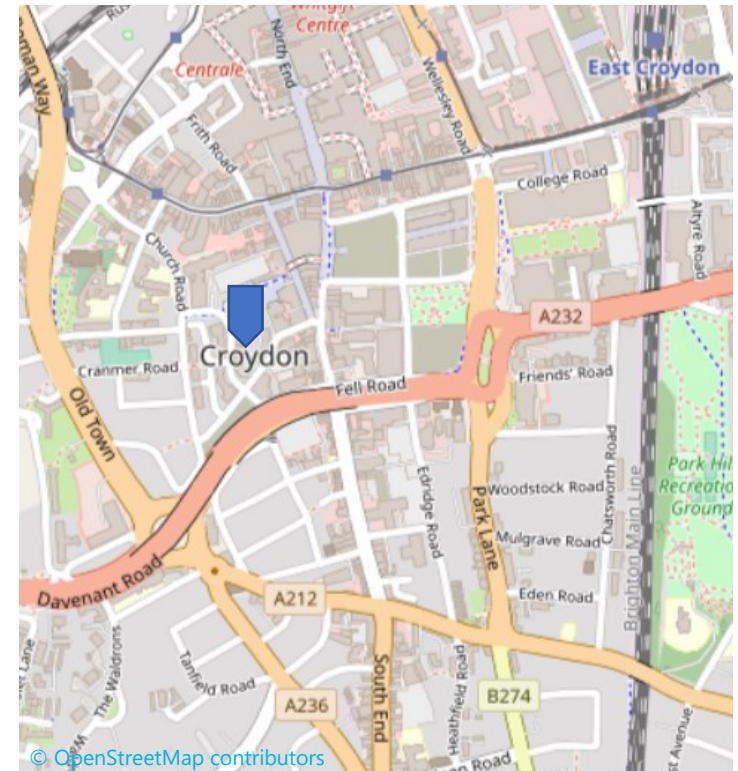
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS – 020 8662 2700

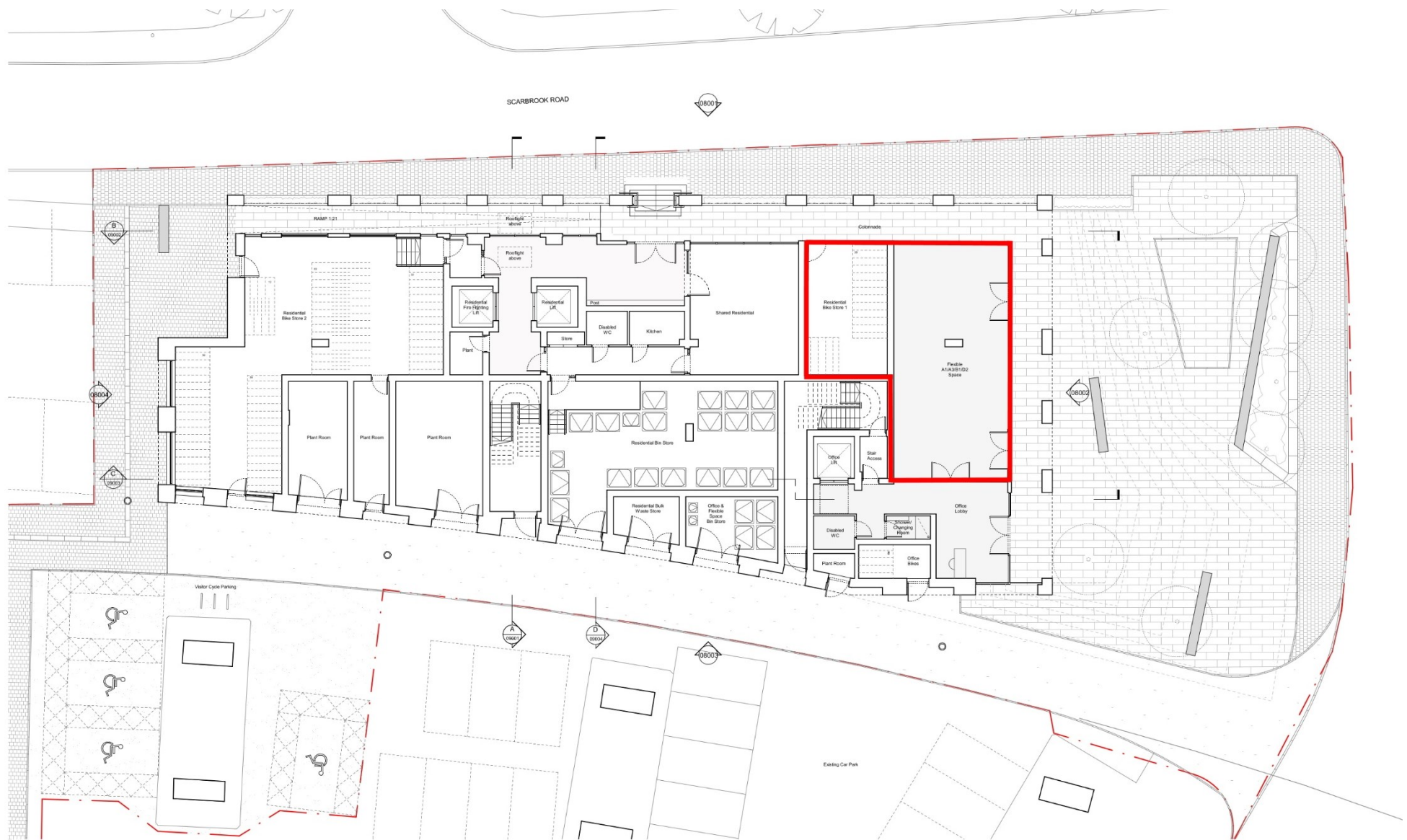
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