



**OFFICES TO LET**

**HS** HUGGINS STUART  
**EDWARDS**

6 Parchmore Road, Thornton Heath, CR7 8LU  
£17,000 PER ANNUM EXCLUSIVE

6 Parchmore Road, Thornton Heath, CR7  
8LU

## TO LET

Approx 1,198 sqft (111.30 sqm)

### DESCRIPTION

Opportunity to occupy bright and airy office/commercial space with period features in the heart of Thornton Heath. The available space is arranged over the ground floor and benefits from kitchen facilities, male and female WC's and central heating. There is a garden area to the rear and part could be made available for use on request. The ground floor front entrance is shared with the flat above, but the offices are otherwise self-contained.

Suitable for a variety of occupiers within Class E use.

Offices	1,059 sqft	98.38 sqm
Kitchen	139 sqft	12.92 sqm
TOTAL	1,198 sqft	111.30 sqm

### RENT

£17,000 per annum exclusive

### LEASE

New 5 year lease to exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

### USE

Class E (Commercial Business & Service)

### LOCATION

Situated on Parchmore Road close to the junction with the High Street and Brigstock Road and all the local amenities. Tesco supermarket is situated opposite providing 3 hours free customer parking. Thornton Heath train station is only 3 minutes walk providing regular services to London Terminals and East Croydon. The location is also well served by local bus routes.

### RATES

Rateable value: £12,500. Rates payable at 49.9p in the £ (2024/25). Note small business rate relief may be available. Prospective occupiers to satisfy themselves as to their eligibility.

### EPC

E-105

### 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: [croydon@hsedwards.co.uk](mailto:croydon@hsedwards.co.uk)

### DATE

May 2024

### FOLIO NUMBER

30251

### SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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