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TO LET

**RETAIL UNIT TO LET – 1,378 SQ FT (128.06 SQ M)
UNIT A2 SAFFRON SQUARE, CROYDON**

DESCRIPTION

The property is a ground floor retail unit which was formerly used as a boxing gym and comprises WC facilities and a small storage area.

LOCATION

Saffron Square is located within Croydon town centre on Wellesley Road, situated between West and East Croydon Railway Stations.

It is on the ground floor of a landmark development completed by Berkeley Homes and comprises over 750 residential units with 22,000 sq ft of retail and leisure space. Other occupiers include Tesco, Café Como and international estate agent 1st Avenue.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor	1,378	128.06

RENT

£25,000 PAX.

TENURE

The unit is available on a new lease on terms to be agreed.

RATES

We advise parties undertake their own enquiries with the VOA.

VAT

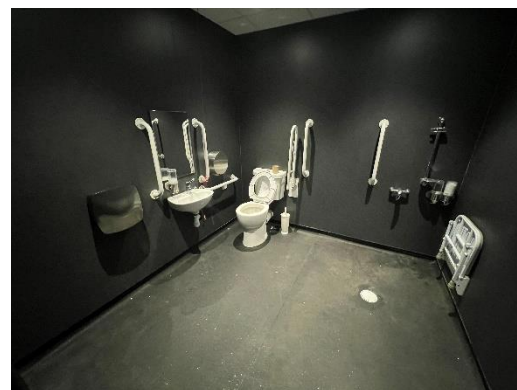
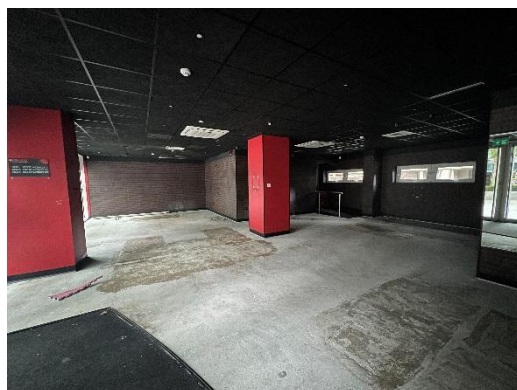
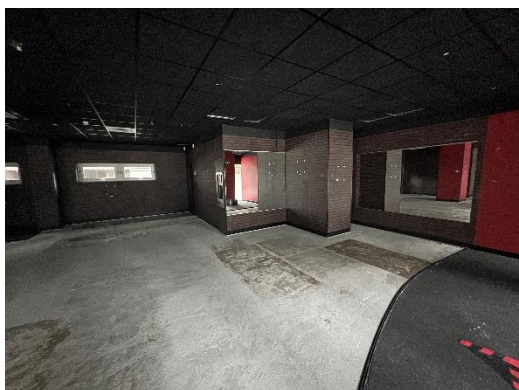
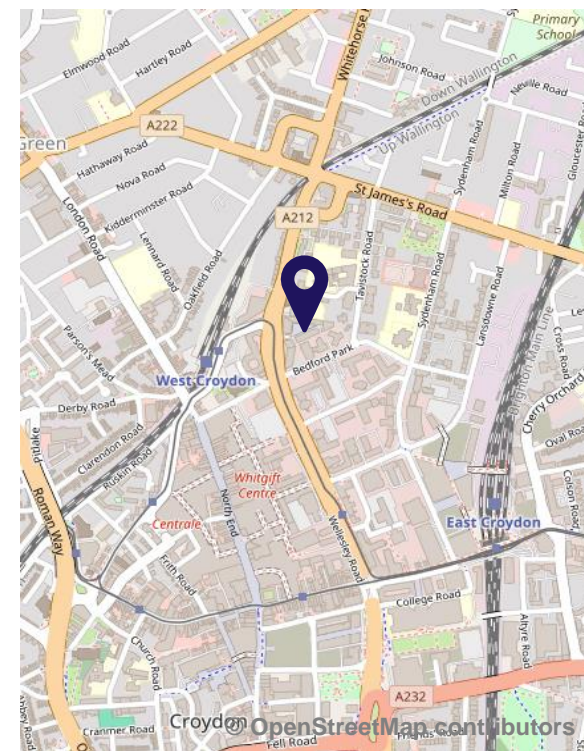
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC Rating B.



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