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3rd Floor Under Offer

Only 2nd Floor Remaining



CROYDON, CRO 1QG

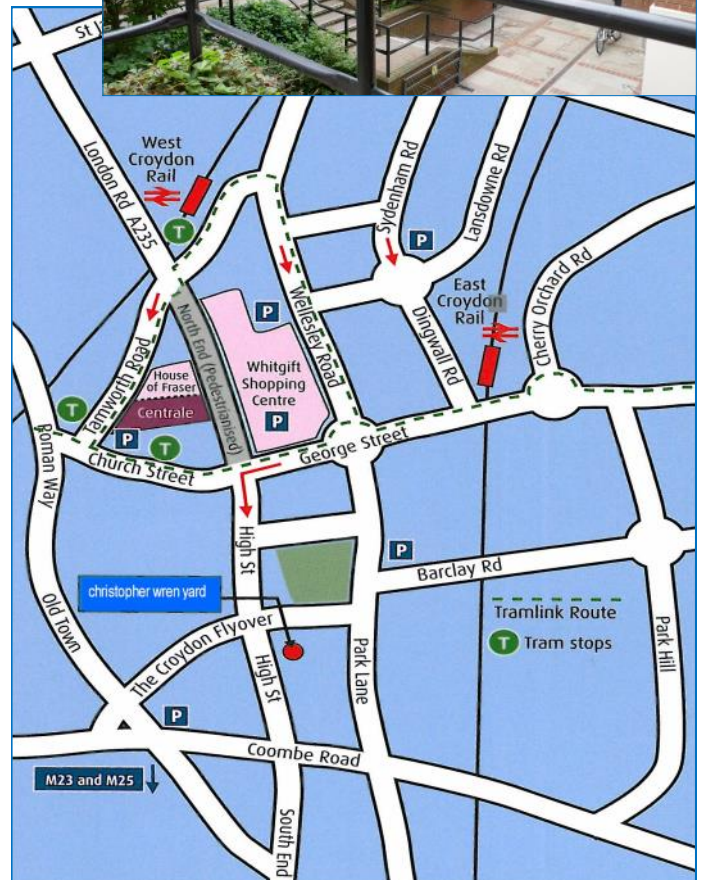
**FREEDMAN HOUSE
CHRISTOPHER WREN
YARD 117 HIGH STREET**

**2ND FLOOR AND/OR
3RD FLOOR** *3rd Floor Under Offer*

MODERN OFFICES

**1,778 - 3,612 SQ.FT
(165.18 SQ.M - 336.61 SQ.M)**

TO LET



Full details can be found on our web site
Put your property on our web site - call us now!!

www.bridgerbell.com

Jonathan Hillman
jjh@bridgerbell.com
Sally Holley
sally@bridgerbell.com

Tel: 01372 730000

www.bridgerbell.com

BUSINESS SPACE

LOCATION:

Christopher Wren Yard is located in an ideal business location in the heart of Croydon Town Centre. Access to central London and the South East is excellent:

Canary Wharf	Rail/Tube	35 mins*
Clapham Junction	Rail	9 mins*
Gatwick	Rail	15 mins*
London Bridge	Rail	13 mins*
Victoria	Rail	16 mins*
Waterloo	Rail	28 mins*
Wimbledon	Tram	26 mins*
M25 J7/M23 J8	Road	11 miles

*From East Croydon Station**



ACCOMMODATION:

Christopher Wren Yard is a modern courtyard office development offering a tranquil working environment in the heart of Croydon. The space comprises the entire 2nd and/or the 3rd Floors of a 1980's built modern office building which is mainly open plan with some executive offices.

The 2nd and 3rd Floors are available together or on a floor by floor basis.

FLOOR AREA AND COSTS:

	Size sq.ft	Size sq.m	Annual Rent per annum exclu- sive + VAT	Rateable Value	Service Charge
2nd Floor	1,778	165.21	£42,000	£30,000	On Application
3rd Floor	1,834	170.44	£42,000	£30,000	On Application Under Offer
	<u>3,612</u>	<u>335.65</u>			

AMENITIES:

- Lift and Raised Floor.
- Entry Phone & Alarm System.
- Comfort Cooling & Gas Central Heating.
- Kitchen/Break-out facility.
- Executive offices/meeting rooms.
- Very close to long stay car park.

TERMS:

A new flexible full repairing and insuring lease/leases for terms to be agreed.

SERVICE CHARGE: On Application.

EPC: D89 - report on web site .

VIEWINGS: Can be arranged at short notice via Jonathan Hillman or Sally Holley



1. These particulars do not constitute, nor constitute any part of an offer or a contract.
 2. All statements contained in these particulars to this property are made without responsibility on the part of Bridger Bell Commercial Limited or the Vendor.
 3. None of the statements contained in these particulars are to be relied on as statement of representation of fact.
 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
 5. The vendor does not make or give, and neither do Bridger Bell Commercial Limited or any person in their employment has any authority to make, give, any representation or warranty whatsoever in relation to this property.

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