



**FINAL UNIT
AVAILABLE**

RETAIL – 2,365 SQ FT (219.71 SQ M)

Ten Degrees – Unit 3, 101 George Street, Croydon, Surrey, CR0 1JP



DESCRIPTION

- * Situated at the base of a 546 unit residential development
- * An additional 2,000+, 2 and 3 bed residential units in the immediate vicinity
- * Recently completed lettings to Starbucks and Fern within the scheme
- * One Unit remaining

LOCATION

Situated in a densely populated area, directly opposite East Croydon Station and Box Park, George Street boasts one of the best locations in Croydon.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground	1,345	124.95
Mezzanine	1,020	94.76
TOTAL	2,365	219.71

AMENITIES / OPPORTUNITY

- George Street provides world class amenity space
- Personalised service to its residents
- 2,300 sq ft of retail and commercial space at street level

RENT

On application

RATES

We would recommend that interested parties make their own enquiries with the Local Authority.

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.



Contact for viewings and further information :

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