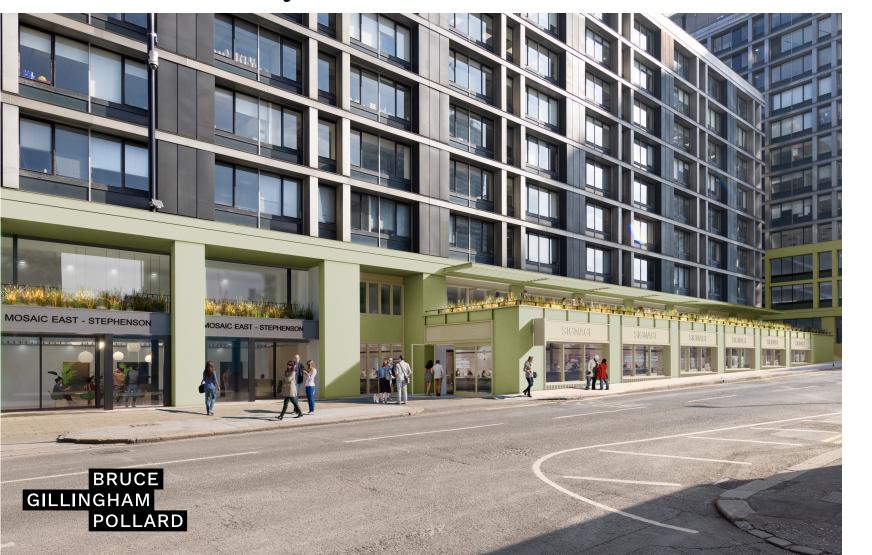
Mosaic East

Leisure Opportunity – 11,000 sq ft adjacent to East Croydon train station Available from May 2024

EAST CROYDON

Croydon has a booming residential population and thousands of new apartments being built – including adjacent to the site and opposite the station entrance is Europe's tallest residential tower! Alongside the residential population is the vibrant and growing office population, pulled here for the east of connections and clustering of office occupiers but with very little leisure to service these people. Box Park and Fern (operated by local specialist Bart & Taylor) reflect the shift in quality of Isisure provision that has started. This large space is an opportunity for someone to really capitalise on the improvement.



LOCATION

The unit sits on Cheery Orchard Road, just 1 minute walk from the station main entrance, but also directly opposite the new entrance/exit bridge link from the station. East Croydon is one of the busiest non-terminal stations in the UK. Year 2022/23 there were 18.5 Million Journeys.

The new bridge link will make it significantly easier for pedestrians to access office and residential locations to the East of the station, and conveniently lands them directly outside this newly created commercial unit.

It is very visible from all directions, with a long frontage onto the road. The refurb will introduce numerous windows down the length of the unit providing natural light throughout.

DESCRIPTION

Following landlord works to reconfigure the unit, as part of a wider refurbishment of the whole building, the unit will comprise 11,000 sq ft all at ground floor.

RENT

On application.

RATES

To be reassessed once works are completed.

Interested parties are advised to confirm any rating liability directly with the Local Authority.

SERVICE CHARGE

£5.48 per sq ft.

COSTS

Each party to be responsible for their own legal and professional costs incurred in the transaction.

EPC

Available on request.

Mosaic East

Leisure Opportunity – 11,000 sq ft adjacent to East Croydon train station Available from May 2024

VIEWINGS

All appointments to view must be arranged via Bruce Gillingham Pollard. Please contact:

Emily Dumbell 07805 259 793 emily@brucegillinghampollard.com

Thea Rowe 07973 292 150 thea@brucegillinghampollard.com



- 1. No description or information given by Bruce Gillingham Pollard whether or not in these Particulars and whether written or verbal ("information") about the property or its condition or its value may be relied upon as a statement or presentation of fact. Neither Bruce Gillingham Pollard (nor any joint agents) have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents of the seller (s) or lesson (s).
- These particulars do not constitute, nor constitute part of, an offer or contract, nor shall they merge in any offer or contract which may hereafter be made between the sellers or lessors and the recipient of the information.
- 3. The photographs show only certain parts of the property at the time they were taken. Any areas measurements or distances given are approximate only.
- 4. Any reference to alterations to, or use any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer or lessee.
- 5. Any buyer or lessee must satisfy himself by inspection or otherwise as to the correctness.

