

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 leisure 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.



**BRUCE
GILLINGHAM
POLLARD**

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VIEWINGS

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

Emily Dumbell
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