



Leisure Opportunity

Gym Unit Assignment

The Space

Fully fitted gym studio
Landlord will consider
alternative uses

Areas

Gross Frontage

13.38 metres

Ground Floor (Trading)

1,226 sq ft
114 sq m

Ground Floor (Ancillary)

323 sq ft
30 sq m

Total

1,549 sq ft
114 sq m

Former 9Round Unit 2A, Saffron Central Square, Croydon, CR0 2FT

Fully fitted gym studio available

West Croydon is a buoyant area, benefitting from the rail station and being in close proximity to Centrale and Whitgift Shopping Centres along with a significant office worker population. The area is densely populated and recent developments include Berkeley Homes' Saffron Central Square and London Square Croydon residential development due for completion Q3 2023.

Saffron Central Square is a modern mixed use development by Berkeley. The unit is located underneath 750 apartments and Interchange House is directly opposite, Grade A serviced office space.

The former gym studio remains fully fitted in good condition with all HVAC still in place.

Highlights

- Fully fitted gym studio.
- 0.2 miles from West Croydon Overground.
- Located below residential flats and surrounded by residential accommodation
- High density of transport links in the form of trams, buses and trains

Key Information

Connectivity

- West Croydon – 0.2 miles
- East Croydon – 0.5 miles

Description

The unit is situated on the ground floor of the mixed-use development, with residential apartments above.

The unit comprises of a gym studio with ancillary changing rooms, showers and a small area for storage.

Rent

£34,500 per annum.

Terms

Available by way of assignment with the term expiring on 20 August 2027, inside the Landlord

Rateable Value

Enquiries should be made to the local authority's business rates department.

Service Charge

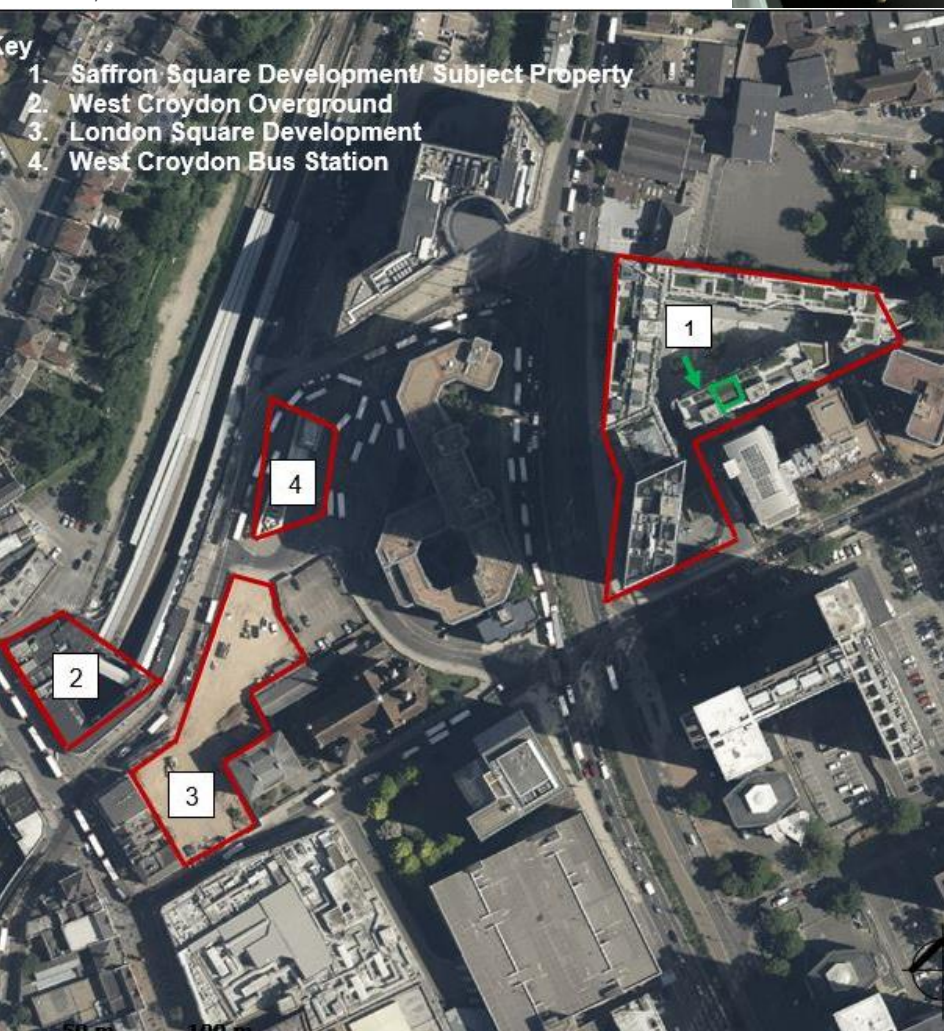
We understand the latest Service Charge figure is in the region of £5,000 .

EPC

EPC Rating A.

Costs

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



Contacts

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