



Raworth House, 36 Sydenham Road, Croydon, CR0 2EF

A first-floor refurbished serviced office to let inclusive of utilities and rates.

020 8681 2000 | info@hnfproperty.com



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Raworth House, 36 Sydenham Road, Croydon, CR0 2EF

£4,500 Per Annum Inclusive of Utilities and rates

LOCATION: - Raworth House is situated to the north of Croydon town centre and is within a 10-minute walk from both East Croydon station (0.5mi) and West Croydon station (0.6mi). East Croydon station benefits from access to the Tramlink. The property is well situated for access to surrounding South London areas. Local amenities include a Co-op, Box Park and the various restaurants of East Croydon.

DESCRIPTION: - An impressive period office building of modernised offices available on flexible terms. The property benefits from central heating and good natural light. The monthly rent is inclusive of rates, heating and lighting but excludes internet, telecoms and contents insurance.

ACCOMMODATION: -

Area 92ft² approx. (1 desk)
Communal WCs

TENURE: - The premises are available on flexible terms.

RENT: - An initial rent of **£4,500 (four thousand five hundred pounds) per annum** (£86.53 per week) inclusive of rates, heating and lighting is sought.

EPC RATING: - A new EPC has been commissioned and will be made available on request.

VAT: - We are advised by the landlord that the property is not elected to VAT.

VIEWINGS: -Viewings by prior arrangement – please telephone 0208 681 2000

020 8769 0161

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Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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11th January 2024



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