



**SECOND FLOOR, ALHAMBRA HOUSE 9 ST
MICHAELS ROAD, CROYDON, LONDON, CR9 3DD**

***Rent: £80,000 Per Annum
Buy £1,000,000 Guide price***



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

www.csj.eu.com

info@csj.eu.com



Description

The second floor of Alhambra House provides a smart, open-plan office suite within a prominent corner property at the junction of St Michael's Road and Wellesley Road in central Croydon. The location places occupiers a short walk from West Croydon's rail, bus and tram connections, with the Whitgift and Centrale shopping centres and North End also close by

The suite offers approximately 2,214 Sq ft (205 sqm) within a four-storey building. Occupiers benefit from a passenger lift, on-floor kitchen and WC facilities

Location

Alhambra House, 9 St Michaels Road, Croydon enjoys a central position just off Wellesley Road, right in the core of Croydon's commercial district. It forms part of the wider St Michael's/West Croydon regeneration zone, surrounded by new mixed-use schemes bringing together retail, leisure, public realm and contemporary residential buildings, which combine to create a lively and improving town-centre setting.

Connectivity is a major strength of this location, with West Croydon rail, bus and tram links only a short walk away, and East Croydon Station also close by, providing rapid services into Central London, Gatwick Airport and destinations along the South Coast.

The immediate area features a broad mix of neighbouring occupiers including offices, shops and service-based businesses, alongside numerous cafes, restaurants, convenience stores and other town-centre amenities, offering an appealing and practical environment for employees, visitors and clients alike.

Services charges

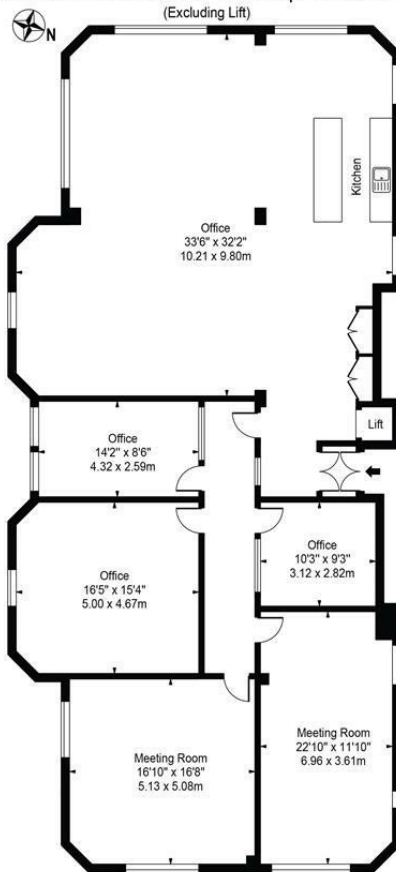
TBC

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Alhambra House,
St. Michael's Road, CR9 3DD
Approx. Gross Internal Area 2214 Sq Ft - 205.69 Sq M
(Excluding Lift)



Second Floor
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Terms

To Let: The second floor offices are available with a new lease with terms to be agreed by negotiation at a rent of £80,000 per annum exclusive.

For Sale: Available long leasehold Guide Price £1,000,000

VAT: TBC

Viewing

Strictly by appointment only

Contact sole agents Christopher St James 020 8545 0591



THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Christopher St James
61 High Street
Colliers Wood
London
SW19 2JF



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273
www.csj.eu.com
info@csj.eu.com