



REDUCED RENT

HS HUGGINS STUART
E EDWARDS

38 Junction Road, South Croydon, CR2 6RB
£1,000 PER CALENDAR MONTH

38 Junction Road, South Croydon,
CR2 6RB

TO LET

Approx. 781 sq. ft. (72.51 sqm)

DESCRIPTION

Self-contained office space arranged over ground and first floors on Junction Road, just off Brighton Road. The offices provide open plan space on the ground floor with demountable partitioned space on the first floor. These partitions can easily be removed if more open plan space is desired.

Ground Floor	238 sq. ft	22.07 sqm
First Floor	543 sq. ft	50.44 sqm
TOTAL	781 sq. ft	72.51 sqm

RENT

£1,000 per calendar month exclusive.

LEASE

New full repairing lease to exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II. Terms to be agreed.

AMENITIES

- Electric Heating
- Carpeted Throughout.
- Double Glazing
- Kitchen
- WC
- LED Lighting

LOCATION

Situated minutes from Croydon town centre just off the busy Brighton (A235) Road. The property is well served by local amenities and bus routes. South Croydon railway station is a short 10-minute walk away.

VIRTUAL TOUR LINK

<https://tour.giraffe360.com/fdb5a0a9aeda40db9d9bb0b26606c186f>

RATES

Rateable value: £11,000. Rates payable at 49.9p in the £ (2025/2026)

EPC

D (79)

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Croydon Office
102- 104 High Street, Croydon, CR9 1TN
T: 020 8688 8313
E: croydon@hsedwards.co.uk

DATE

April 2026

FOLIO NUMBER

30325

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

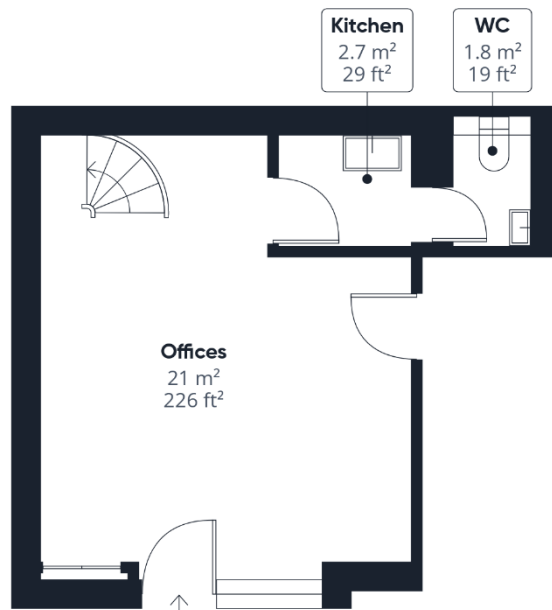
**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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10 WEST STREET
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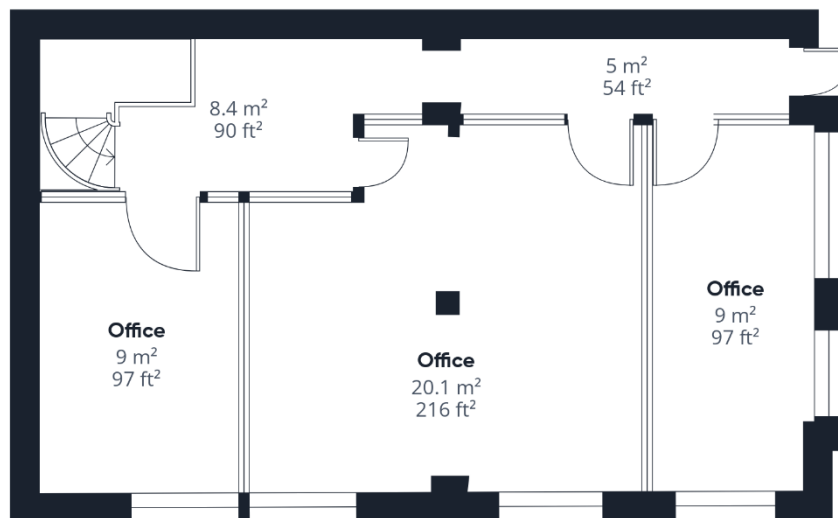
Ground Floor

Approximate total area⁽¹⁾

77.3 m²
831 ft²

Reduced headroom

2.2 m²
24 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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