



**CLASS E UNIT TO LET**

**HS** HUGGINS STUART  
**E** EDWARDS

6 West Way Gardens, Shirley, Croydon, CR0 8RA  
£25,000 PER ANNUM EXCLUSIVE

6 West Way Gardens, Shirley, Croydon, CR0  
8RA

## TO LET

Approx 1,188 sqft (110.39 sqm)

### DESCRIPTION

Self-contained, single storey office/ Class E building providing a mix of good-sized open plan space and individual rooms. The property benefits from disabled access, accessible WC, a rear outdoor patio area, security alarm, double glazing and carpeting throughout. The layout can potentially be reconfigured to suit individual requirements if desired.

Offices	1,112 sqft	103.31 sqm
Storage Rooms	76 sqft	7.08 sqm
<b>TOTAL</b>	<b>1,188 sqft</b>	<b>110.39 sqm</b>
<i>Gross Internal Area</i>	<i>1,486 sqft</i>	<i>138.05 sqm</i>

### RENT

£25,000 per annum exclusive

### LEASE

New Lease. Terms to be agreed.

### USE

Class E- Commercial Business & Service

### LOCATION

The property is situated just off Wickham Road (A232), which is one of the primary transport routes linking East Croydon with West Wickham. The property benefits from

good public transport links with regular bus services nearby and is less than 2 miles from West Wickham Train station and Croydon Tramlink services at Sandilands. The property is well served by local amenities including Café's restaurants and convenience stores all within walking distance.

### RATES

Rateable value: £24,500. For Non-RHL occupiers rates payable to be 43p in the £. For RHL occupiers rates payable at 38.2p in the £ (2026-27)

### EPC

In the course of preparation.

### 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](mailto:croydon@hsedwards.co.uk)

### DATE

April 2026

### FOLIO NUMBER

30356

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

102-104 HIGH STREET  
CROYDON  
CR9 1TN  
**020 8688 8313**

10 WEST STREET  
EPSOM  
KT18 7RG  
**01372 740555**

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