

THE FOLD
Croydon



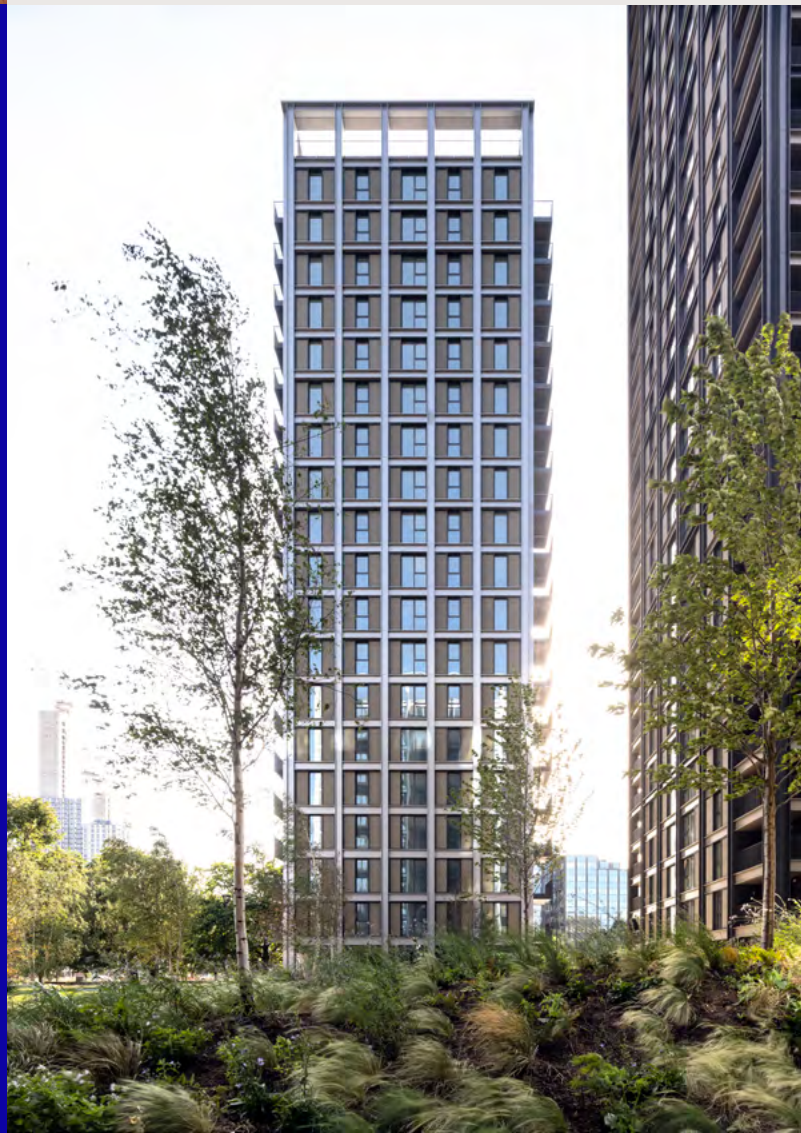
 **PRIME
RETAIL
UNITS
TO LET!**

**FLEXIBLE UNITS
AVAILABLE FROM
1,500 SQ FT TO
3,300 SQ FT**

A new commercial destination for
Croydon set within the newly
redeveloped Queen's Gardens.

THEFOLDCROYDON.COM

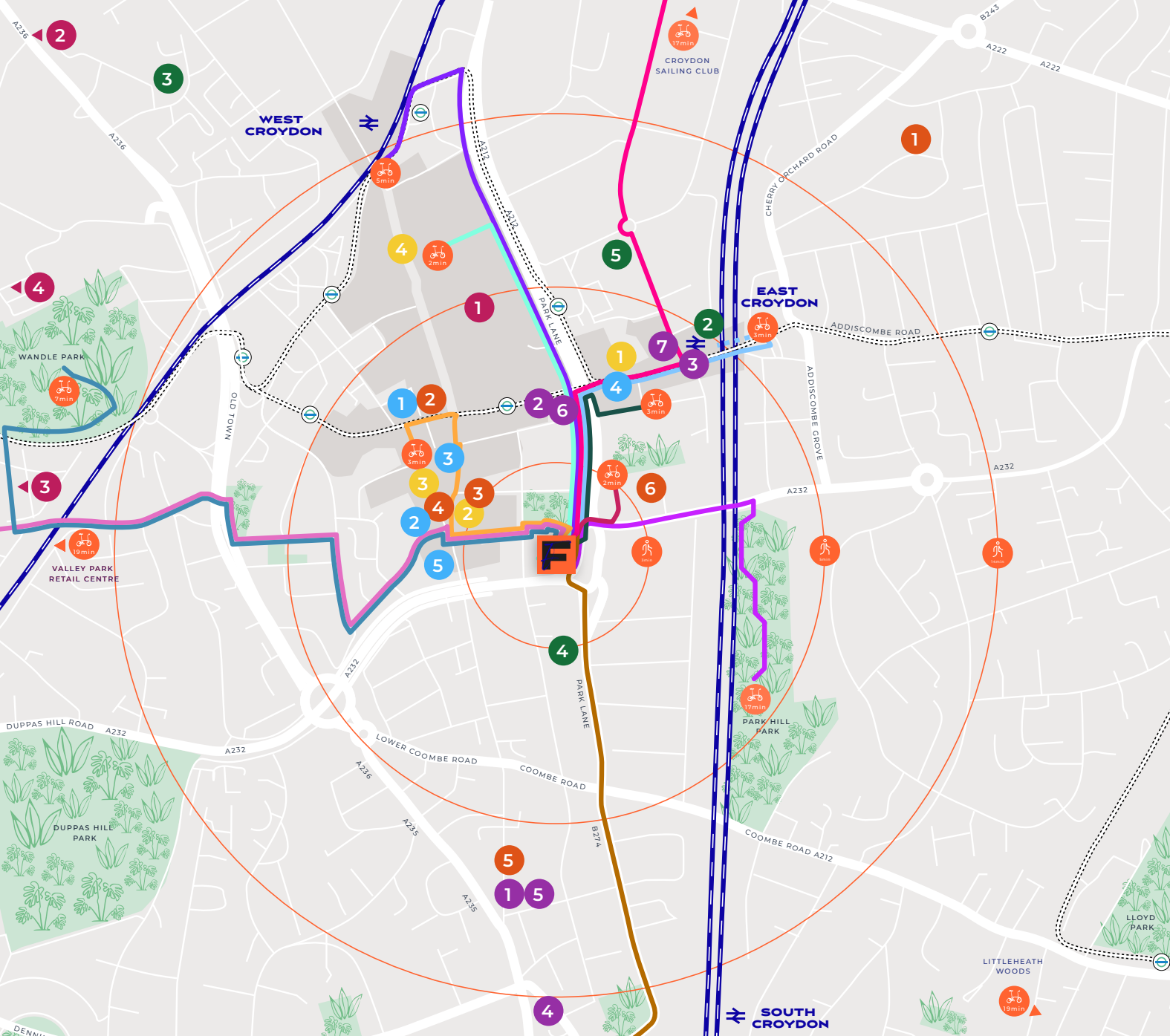
Homes for rent by



**25 MINUTES
DOOR TO DESK
COMMUTE TO
VICTORIA**

One of four new buildings within the Queen's Gardens development scheme, The Fold comprises 251 new homes and circa 3,780 sq ft of mixed use commercial accommodation. It is within close proximity to the High Street and East Croydon station, a major rail hub to Central London and the South East.





CROYDON IS ONE OF THE BEST CONNECTED LOCATIONS IN LONDON!

Croydon is an area undergoing mass regeneration, from the introduction of BOXPARK in 2016 with great success to its selection as the Mayor's first Growth Zone. It is served by two mainline train stations offering a 24hr service, a tram network and a London Overground station. In addition, Croydon will be London Borough of Culture in 2023, with plans underway for a celebration of the borough's unique identity, diverse communities and rich heritage, culture and creativity.

Via foot

Surrey Street Market	6 mins
East Croydon Station	10 mins
Park Hill Park	10 mins

Via bike

East Croydon Station	2 mins
Wandle Park	6 mins
Croydon Sports Arena	15 mins
Central London	60 mins

Via bus

East Croydon Station	8 mins
Croydon University Hospital	14 mins
Selhurst Park Stadium	20 mins
Coombe Wood	30 mins

Via train

Gatwick Airport	14 mins
London Bridge	13 mins
Brighton	47 mins

Via car

Gatwick Airport (via M23)	34 mins
Central London (via A23)	50 mins
Brighton (via M23 and A23)	60 mins



RESIDENTIAL

1. THE FOLD
2. 10 DEGREES
3. THE TETLEY
4. VERTEX
5. CAROLYN HOUSE

FOOD MARKETS

1. WAITROSE & PARTNERS
2. SAINSBURY'S LOCAL
3. SURREY STREET MARKET
4. TESCO EXPRESS

RETAIL

1. WHITGIFT SHOPPING CENTRE & CENTRALE
2. VALLEY PARK RETAIL CENTRE
3. PURLEY WAY RETAIL PARK
4. TRAFALGAR WAY RETAIL PARK

PUBS AND ENTERTAINMENT

1. THE OVAL TAVERN
2. MR FOX
3. THE SPREAD EAGLE
4. ART & CRAFT
5. PLAYGROUND COCKTAIL BAR
6. FAIRFIELD HALLS

HEALTH

1. PUREGYM
2. ANYTIME FITNESS
3. NUFFIELD HEALTH
4. THE GYM GROUP
5. F45

RESTAURANTS AND CAFES

1. YUM BRASSERIE
2. BASIL & GRAPE
3. BOXPARK
4. BOB'S YOUR UNCLE COFFEE
5. THE STORE
6. WAGAMAMA
7. PRET A MANGER



ACCOMMODATION

The unit is available to let as a whole or can be split as per the plans.

UNIT	RENT	SIZE
Units combined to single unit	£65,000 pax.	3,246 sq ft/ 301.55 sq.m.
Unit 1	£35,000 pax.	1,765 sq ft/ 163.96 sq.m.
Unit 2	£30,000 pax.	1,481 sq ft/ 137.58 sq.m.

THE *Croydon* FOLD

THE FINER DETAILS !

SPECIFICATION

All floor areas represent approximate internal areas. The premises are to be handed over in a shell specification with a glazed frontage and capped services ready for the occupier to commence fitting out works. Further information upon request.

TERMS

The premises will be available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

BUSINESS RATES

The newly configured premises will need to be assessed for rating purposes. All interested parties should make their own enquiries with the Local Rating Authority on 020 8726 7000.

SERVICE CHARGE

A service charge will be levied. Further information is available on request.

PLANNING

The units currently benefit from 'Class E consent'. Alternative use classes will be considered subject to planning permission.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

TIMING

The units are available immediately.

VAT

All figures quoted are exclusive of VAT.

For further information, please contact Green & Partners for the attention of Ben Sykes or Matt Beardall.
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Homes for rent by



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