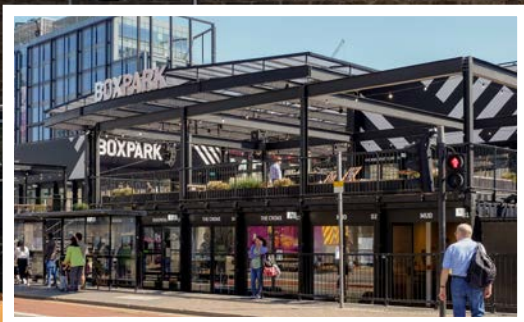




Immediately off  
High Street  
Adjacent to restaurants  
and shops  
Close to Town Hall



# 45

Laud Street  
Croydon | CR0 1SX

Offices  
9,750 sq ft  
(905.80 sq m)  
in total

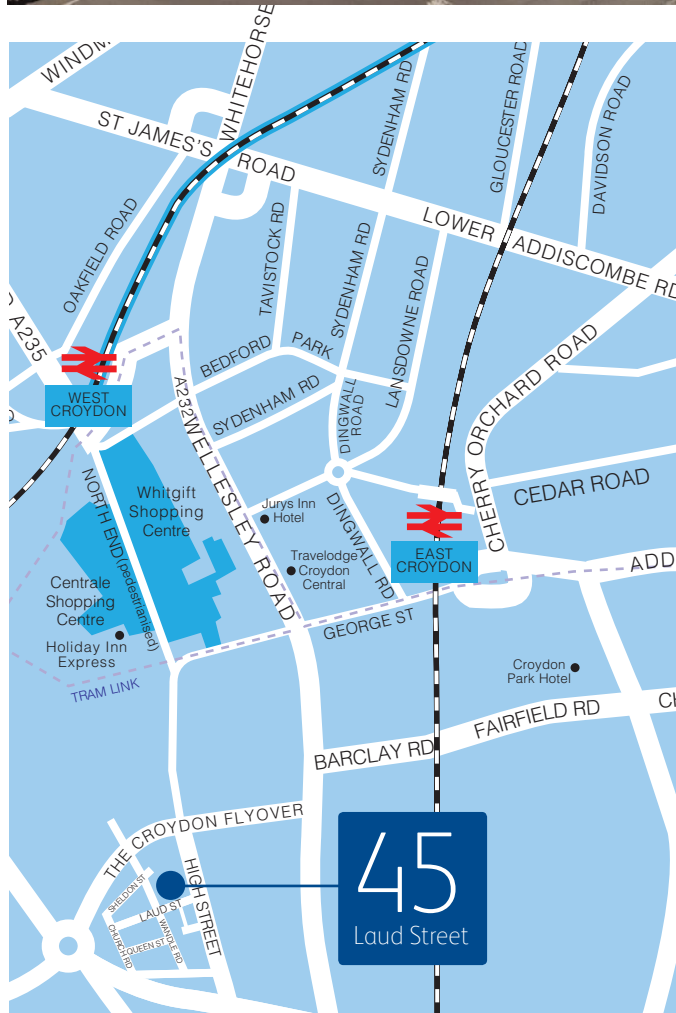
## Location

The building is located at 45 Laud Street and sits behind 112 High Street to which it is linked by a first floor walkway which is currently not in use as 112 High Street is let in its entirety.

The immediate locality offers a range of amenities such as restaurants and cafes and within a short walk the main Croydon retail area as well as being close to the civic quarter and the town hall. The area is well served by buses and within walking distance of south Croydon rail station.

## Description

This building dates from around 1928 and is a self contained office building on ground and two upper floors with on site car parking. The building is in need of some refurbishment and it could be used for other purposes such as D1 or leisure, subject to planning.



## Accommodation

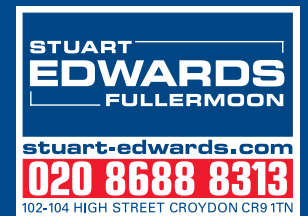
Floor	sq ft	sq m
Second floor	2,422	225.0
First floor	3,517	326.7
Ground floor	3,811	354.1
<b>Total</b>	<b>9,750</b>	<b>905.8</b>

On a net internal basis in accordance with the RICS code of measuring practice current edition.



## Viewing

Viewing by appointment through joint sole agents.



Vanessa Clark  
vanessa@sinclairclark.co.uk

Jerry Taylor  
jerryt@stuart-edwards.com