



SAFFRON SQUARE

CROYDON CRO 2FT

**For Lease or Sale E-class corner unit
1,846 sq ft / 171.5 sq m**



CFC

ABOUT THE AREA

Saffron Square is a prominent 43 storey mixed-use development located in Croydon, South London, known for its modern residential spaces (755 residential units) and commercial offerings.

Croydon is at the heart of a £3.5 billion redevelopment project, which will transform the area. The existing Whitgift Centre is due to become a Westfield Shopping centre in the future.

NEARBY AMENITIES

Nearby retail and dining options enhance the lifestyle experience for residents, with shops, cafes, and restaurants within walking distance.

Saffron Square is close to key landmarks like **Boxpark Croydon**, a popular venue for food and entertainment. Nearby brands include **More Yoga**, **Tesco**, **Premier Inn**, **Boots**, **Hampton by Hilton**, **Leonardo Hotels** and **Marks and Spencer**.

Excellent transport and located within Situated in the centre of Croydon, Saffron Square is easily accessible via public transport, including Croydon's Tramlink and National Rail services.

THE LOCAL AREA

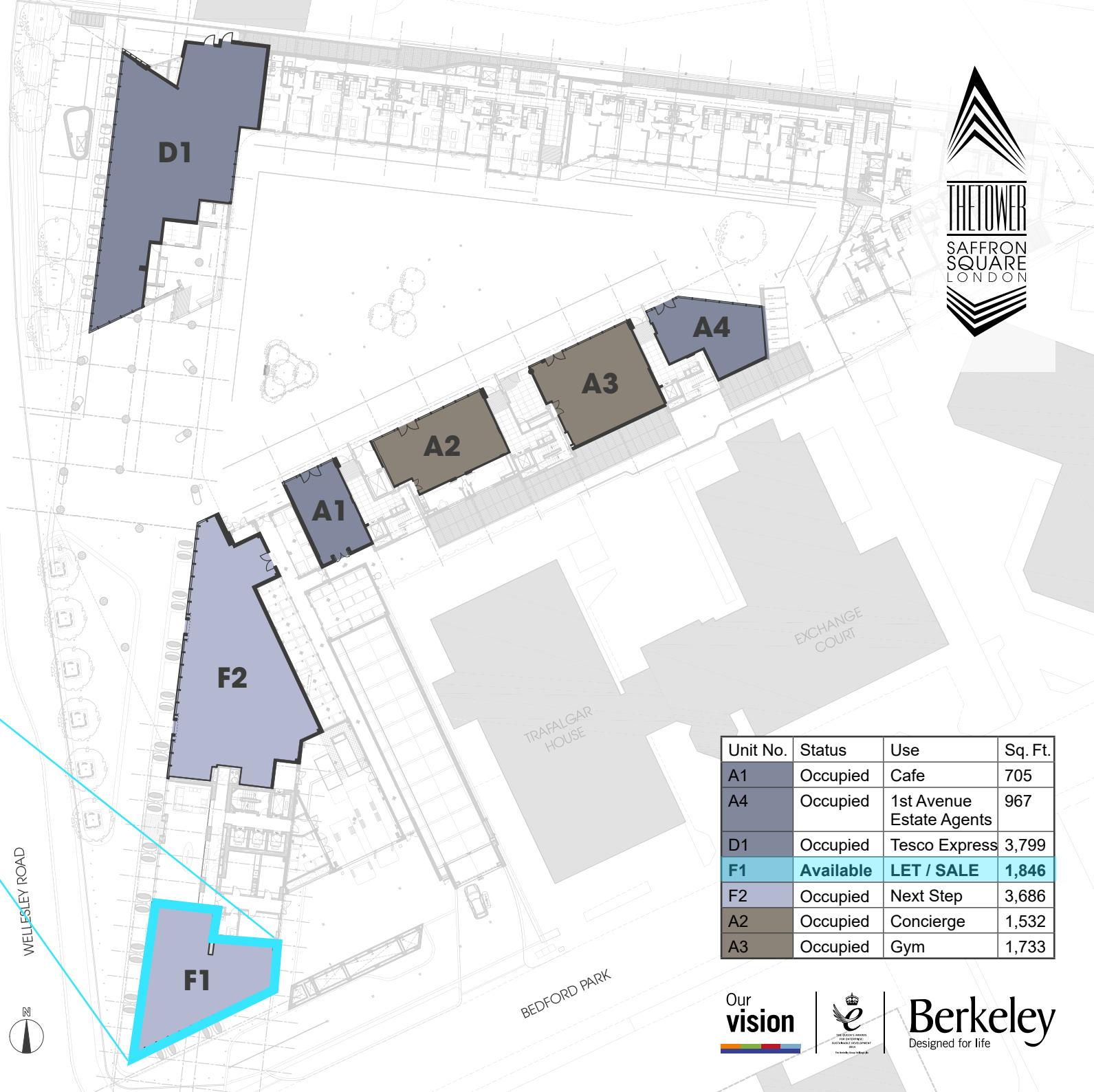
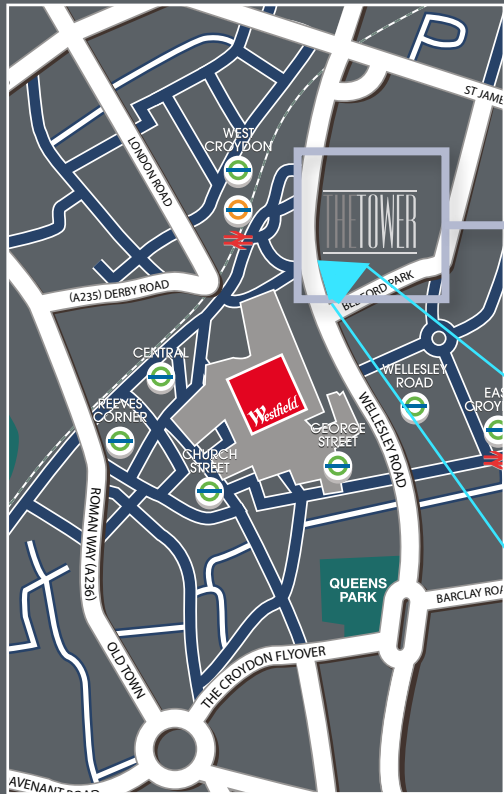
The demographic of the area creates a vibrant community atmosphere, with a mix of young professionals, families, and retirees.

Proximity to parks and recreational areas, such as **Wandle Park**, promoting outdoor activities and community engagement.

Nearby occupiers include;



RETAIL & LEISURE OPPORTUNITIES AT SAFFRON SQUARE



Unit No.	Status	Use	Sq. Ft.
A1	Occupied	Cafe	705
A4	Occupied	1st Avenue Estate Agents	967
D1	Occupied	Tesco Express	3,799
F1	Available	LET / SALE	1,846
F2	Occupied	Next Step	3,686
A2	Occupied	Concierge	1,532
A3	Occupied	Gym	1,733



UNIT F1

GIA – Approx. 1,846 sq ft / 171.5 sq m

Rent – £36,920 per annum / £20.00psf

Sale price – £300,000.00 plus VAT / c.£162.50psf

Service Charge – Available upon application

Rates payable – Business rates to be assessed. We would recommend any interested parties to conduct their own research with the VOA and local authority.

Handover condition – The unit will be handed over in shell and core condition with capped off services. Full details available upon request.

**LIKE WHAT YOU
SEE?
GET IN TOUCH**

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