

# Croydon

## Unit 3, Ruskin Square, CR0 2WF



### LOCATION

Ruskin Square is a vibrant mixed-use destination comprising contemporary office space, residential accommodation, and a strong commercial offering. Existing tenants include **Banning Dental** and **Tao Coffee**.

The available unit occupies a highly prominent corner position, located between **East Croydon Station** and **BOXPARK Croydon**, benefiting from exceptional footfall and visibility.

The surrounding area is home to a strong mix of national and independent operators, including **Co-op**, **Starbucks**, and **Premier Inn**.

### ACCOMMODATION

Ground Floor: 1,687 sq ft 157 sq m

### LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed.

### RENTAL

Available upon request.

### SERVICE CHARGE

Available upon request.

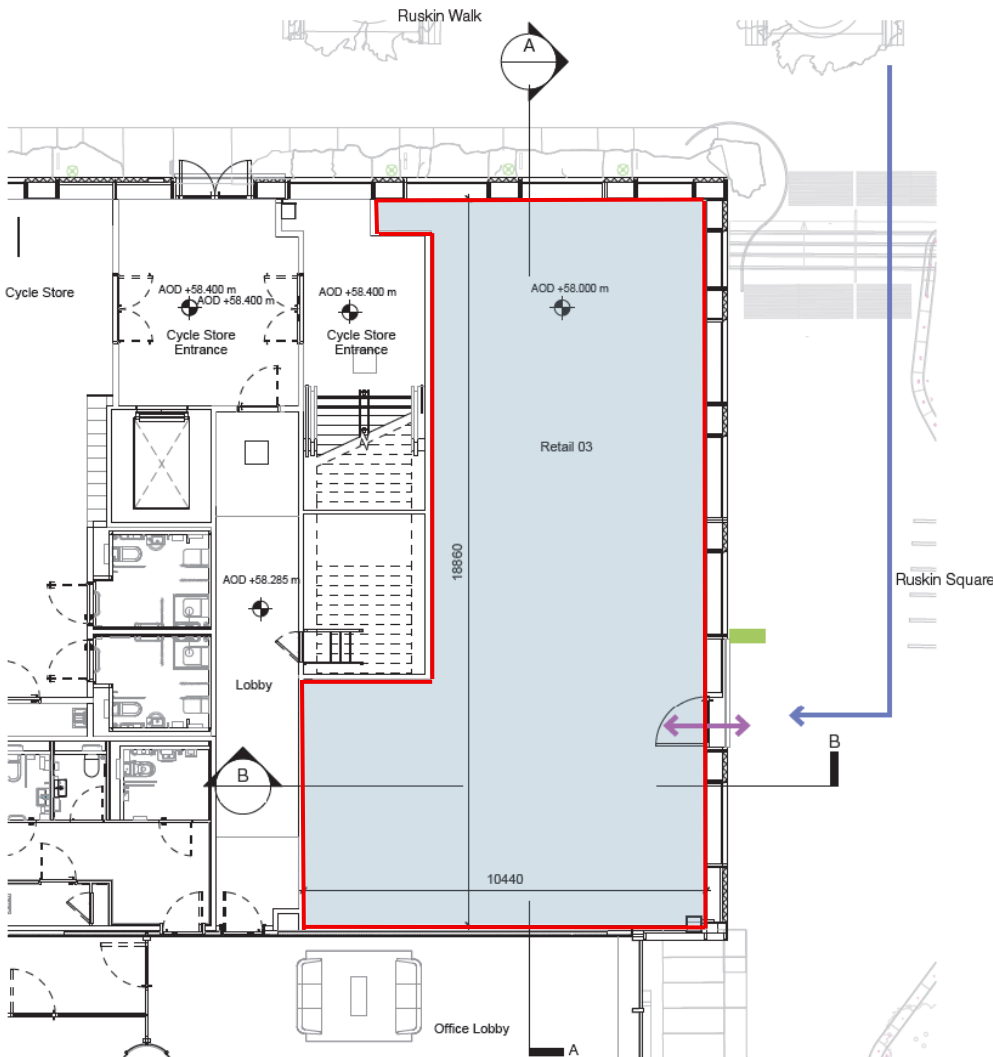
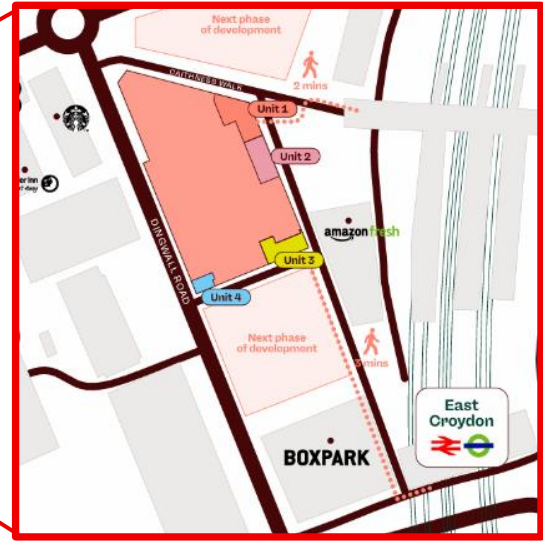
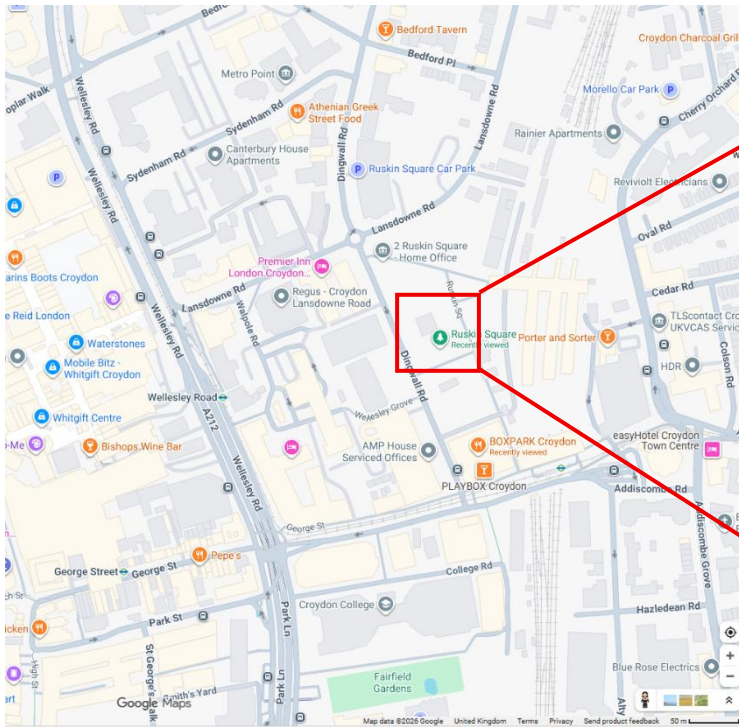
### INSURANCE

£ To be confirmed.

### RATING

To be reassessed.

June 2026



**VIEWING AND FURTHER INFORMATION**

All viewings should be made strictly via appointment with one of the agents below.

**Hugo Mackichan**  
07534 438411  
[hugomackichan@fmx.co.uk](mailto:hugomackichan@fmx.co.uk)

**India Bebb**  
07960 023864  
[indiabebb@fmx.co.uk](mailto:indiabebb@fmx.co.uk)

Or our joint agents at BGP.

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