



N O R F O L K H O U S E



NORFOLK HOUSE

5,121 sq ft – 21,429 sq ft

LOCATION

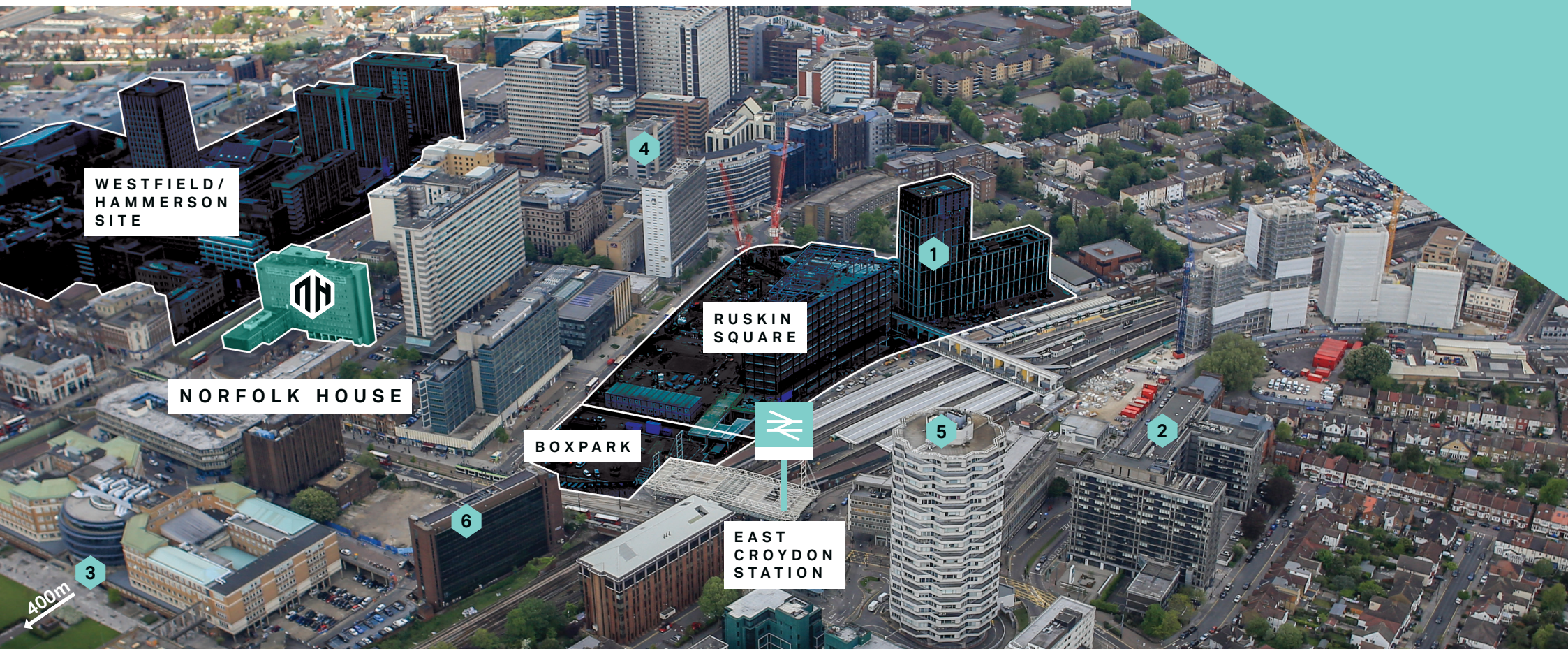
Norfolk House is a landmark office building situated within 350m of East Croydon station. It is within close proximity to the £1.5bn Westfield and Hammerson retail development, newly opened Box Park at East Croydon and Ruskin Square development.

KEY OCCUPIERS

1 HMRC 2 The Body Shop 3 Liverpool Victoria 4 Mott Macdonald 5 Atkins 6 Allianz

TRAVEL TIMES FROM EAST CROYDON

Clapham Junction	Rail	9 mins
Victoria	Rail	16 mins
Waterloo	Rail	20 mins
Gatwick	Rail	14 mins
London Bridge	Rail	12 mins
Beckenham Junction	Rail	16 mins
Canary Wharf	Rail	35 mins
Wimbledon	Rail	23 mins
M25 J7 / M23 J7	Road	11 miles



LIFESTYLE

Croydon has benefited from significant change in the last two years with the delivery of:

- ◆ Boxpark at East Croydon Station offering 44 pop up restaurants, bars and cafes
- ◆ Croydon Partnership delivering 2 million sq ft of retail replacing The Whitgift Centre and Centrale
- ◆ Improved infrastructure, new housing and amenities
- ◆ Fairfield Concert Hall undergoing a comprehensive refurbishment

PROPOSED WESTFIELD/
HAMMERSON SITE



BOXPARK

NEW WESTFIELD SITE

Westfield / Hammerson will soon transform the heart of the town centre through a £1.5 billion scheme to create a new world-class retail and leisure destination with over 300 shops, restaurants and cafes, and a family friendly leisure offer including a multiplex cinema.

SPECIFICATION

- ◆ Air conditioned
- ◆ Raised floors
- ◆ Manned reception
- ◆ 2 passenger lifts
- ◆ Car parking
- ◆ EPC B (36)
- ◆ New LED Lighting



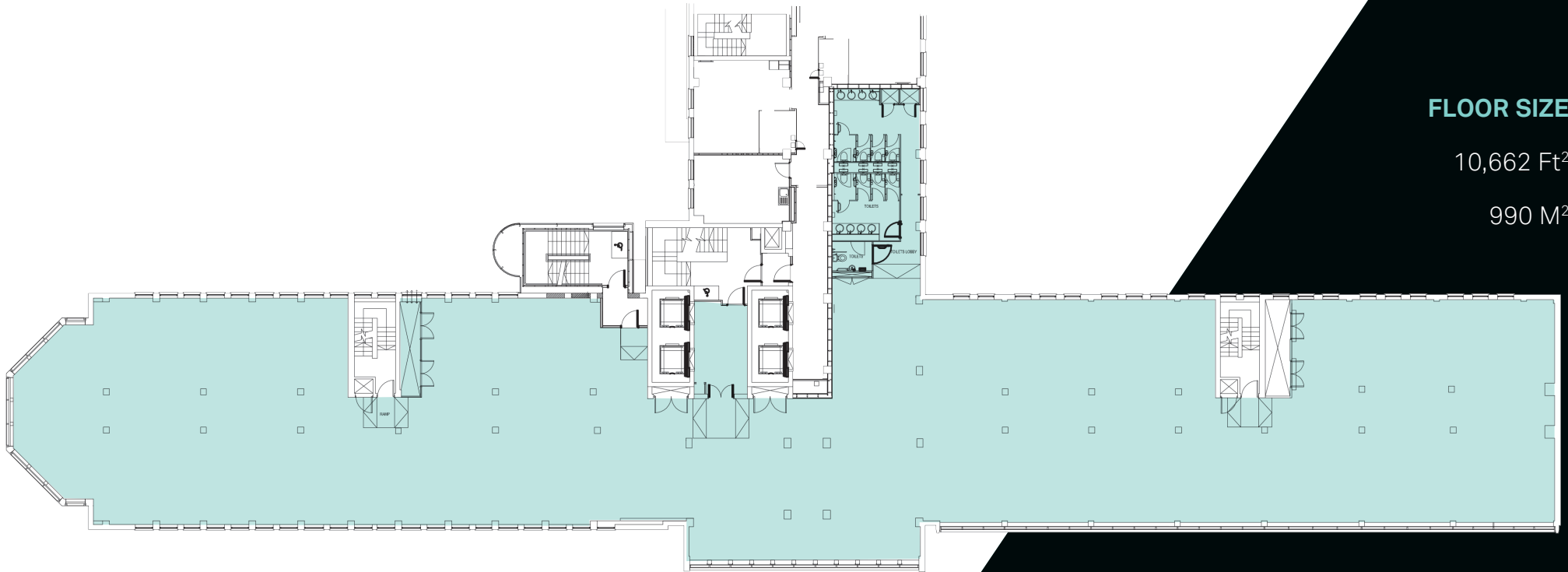
AVAILABILITY

FLOOR	SQ.FT	SQ.M
Second	10,662	990
Third	10,767	1,000
Total	21,429	1,990

*Net internal areas

TYPICAL FLOOR PLATE

SECOND FLOOR



FLOOR SIZE

10,662 Ft²

990 M²

AGENTS DETAILS



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**NORFOLK
HOUSE**

Norfolk House, Wellesley
Road, Croydon, CR0 1LH