

Offices to Let Preliminary Particulars

NORFOLK HOUSE, CROYDON



5th Floor, Norfolk House, Wellesley Road, Croydon, CR0 1LH

- 6,216 sq ft
- Grade A refurbished floor
- Available Q3 2015
- Prominent location in Croydon Town Centre.
- Excellent transport connectivity
- 4 car parking spaces (1:1567 sq ft)

Description

Norfolk House is situated in a prominent position at the corner of George Street and Wellesley Road. The building is made up of a retail parade, six storeys of offices and a Travelodge. East Croydon Station is a short walk from the property providing quick access into Central London.

The fifth floor is approximately 6,216 sq ft and is going to be comprehensively refurbished by our clients with delivery in Q3 2015. The property benefits from a contemporary reception and 4 secure surface car parking spaces.

5TH FLOOR, NORFOLK HOUSE, WELLESLEY ROAD, CROYDON, CR0 1LH

Location

Norfolk House is situated a few minutes' walk from East Croydon Station, which provides a regular service to Victoria and London Bridge in approximately 15 minutes. Journey times to Gatwick Airport are less than 20 minutes.

West Croydon Station is approximately ½ a mile from Norfolk House and offers easy access to Canary Wharf and The City via the London Overground.

The property is also serviced by the Croydon Tramlink, which is the UK's busiest tram network and runs from Wimbledon in the west to New Addington and Beckenham Junction in the East.

Junction 7 of the M25 is only 8 miles from Norfolk House, allowing straightforward access to the UK Motorway Network.

Car Parking

4 secure surface car parking spaces at a ratio of 1:1567 sq ft.

Tenure

Space is available by way of a new effective FRI lease direct from the Landlord.

Areas

Floor	Sq Ft	Sq M
Fifth	6,216	577.49

Rent

Quoting £19.50 per sq ft per annum.

Rates

We anticipate rates payable to be in the region of £7.02 per sq ft based on the UBR of 49.3p.

Service Charge

On application.

Viewings

Strictly through the Joint Sole Agents, DTRE and Stiles Harold Williams.

Contact

DTRE

Simon Glenn – 020 3328 9094

Alex Lowdell – 020 3328 9099

Stiles Harold Williams

Neil Barker – 020 8662 2700

Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. The particulars are provided in good faith but any information should be confirmed before being relied upon.

Dowley Turner Real Estate

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Simon Glenn

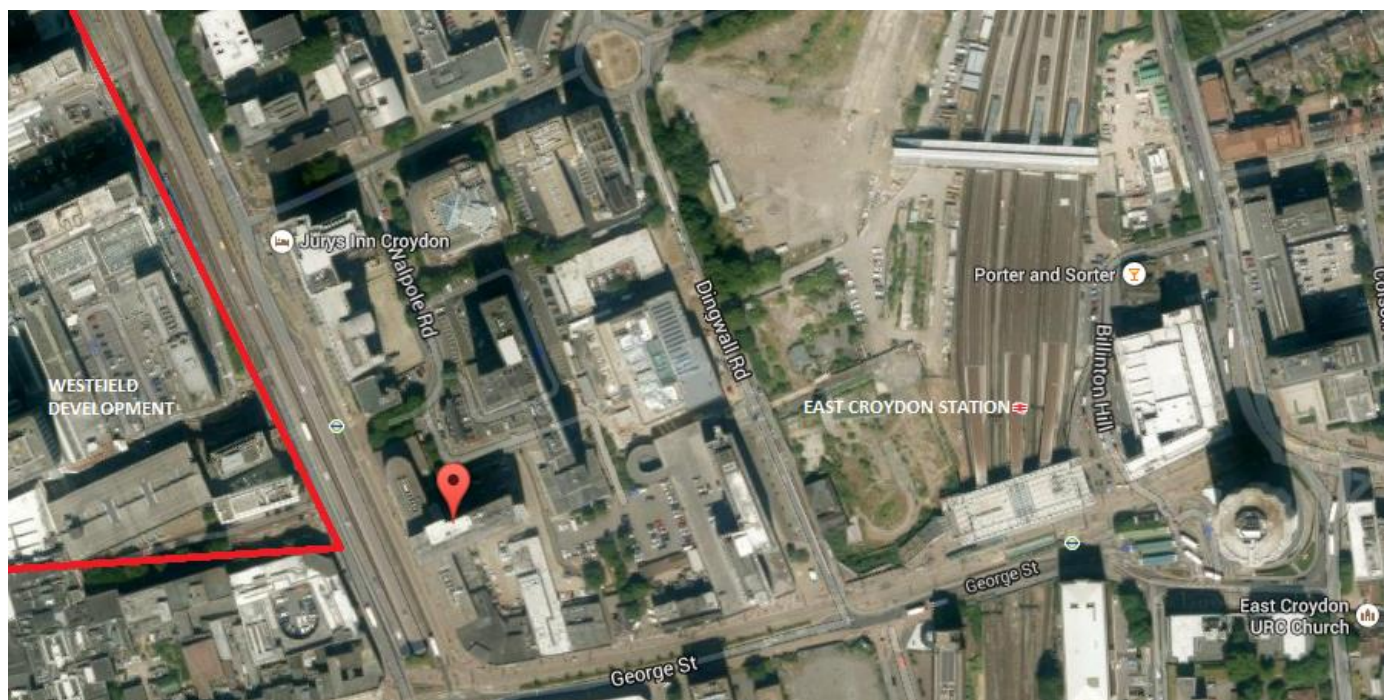
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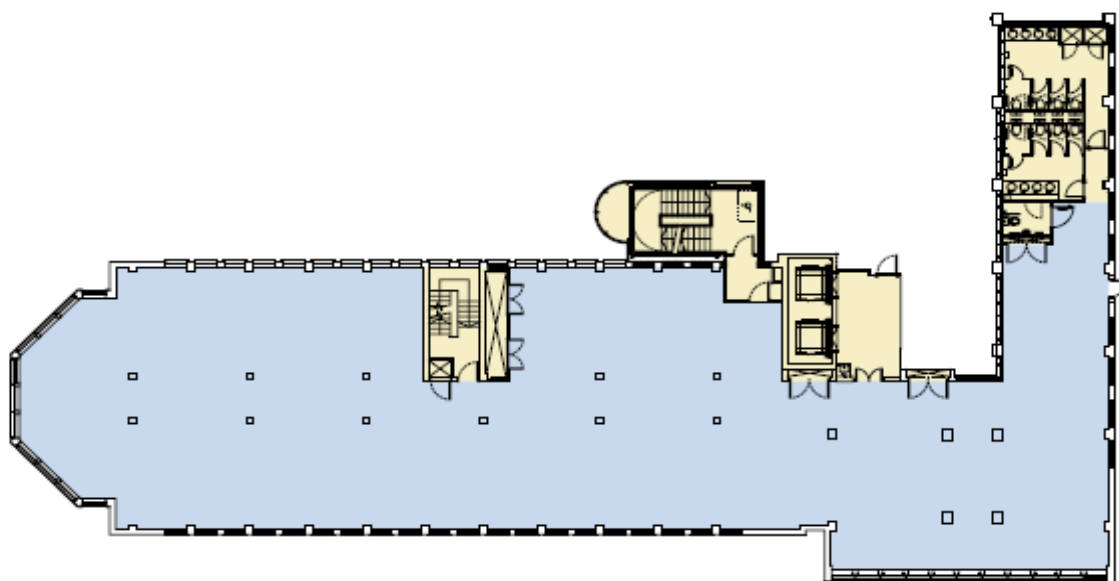
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5th floor



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