

Self contained ground floor offices

To let

Citylink House, 4 Addiscombe Road

Croydon CR9 5PB



Sinclair Clark
020 7494 9399
sinclairclark.co.uk



4,845 ft² (450 m²)

Key features:

Opposite East Croydon Station

Self contained ground floor suite

Air conditioning

Fitted kitchen

Male and female toilets

Newly redecorated

Open plan light space

1 on-site car space

Available for immediate occupation

Sinclair Clark

Consultant Surveyors
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Location

Located on Addiscombe Road, which is an extension of George Street, the building is immediately opposite East Croydon national rail station which offers rapid rail links to Clapham, Victoria, London Bridge and the South Coast. In addition, the tram terminus is opposite – giving easy access to the retail heart of Croydon and loops around Croydon as well as to Wimbledon, Beckenham and New Addington.

Description

Citylink House was constructed in the 1990s and is clad in a distinctive green powder coated aluminium and glass curtain walling. The building is on ground and five upper floors and the available offices comprise a self contained ground floor suite.

Areas

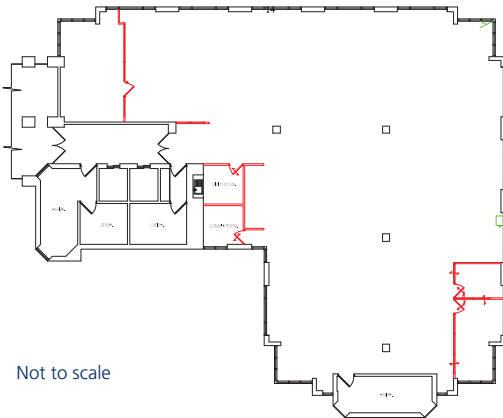
	ft ²	m ²
Ground floor suite	4,845	450

On a net internal basis in accordance with the RICS Code of Measuring Practice 6th edition

Terms

The suite is available on new terms to be agreed.

Ground floor plan



Not to scale

Viewing

By appointment with the joint agents, Sinclair Clark and Stuart Edwards.

Joint agents

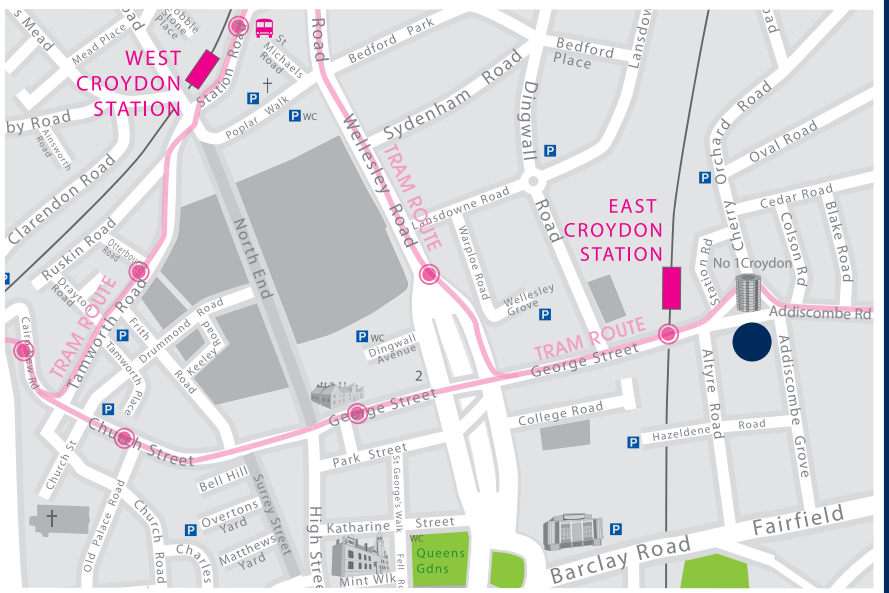


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Misrepresentation Act 1967

Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

April 2010