

# Fully fitted offices

## To let

Davis House, Robert Street

Croydon CR0 1DZ



**Sinclair Clark**  
020 7494 9399  
sinclairclark.co.uk



### Key features:

- A variety of suite sizes available
- 24 hour security in a manned reception.
- 4 automatic lifts within two cores
- Comfort cooling
- Perimeter trunking
- LG3 lighting
- Suspended ceilings
- Prominent position overlooking the flyover

### Sinclair Clark

Consultant Surveyors  
4th floor  
43 Conduit Street  
London W1S 2YJ

**t:** +44 (0) 20 7494 9399

**m:** +44 (0) 7889 164772

**e:** [vanessa@sinclairclark.co.uk](mailto:vanessa@sinclairclark.co.uk)

**w:** [sinclairclark.co.uk](http://sinclairclark.co.uk)

## Location

Davis House is located with its main entrance on Robert Street and a second entrance on High Street. The building is highly prominent with an extensive frontage to the flyover. The town centre shopping facilities are immediately adjacent, as is the town hall and the new civic hub which will replace Taberner House. Communications are excellent by rail, tram, bus, road and shortly by tube as, this summer, the East London line opens with a new terminus at west Croydon mainline station, connecting Croydon to the entire London underground network for the very first time.

## Description

The property comprises 92,000 ft<sup>2</sup> (8,547 m<sup>2</sup>) in total, spread over seven storeys with typical floors of approximately 12,000 ft<sup>2</sup>. Constructed originally in the 1960s, the building has been gradually refurbished and offers the following specification/amenities:

- 24 hour security in a manned reception.
- 4 automatic lifts within two cores
- Comfort cooling
- Perimeter trunking
- LG3 lighting
- Suspended ceilings
- On site car parking

The building is divided into wings and suites of varying sizes, making flexibility a key selling point.

## Office availability

Suites available typically from 800 / 2,000 / 4,000 sq ft.  
Further details upon application

## Terms

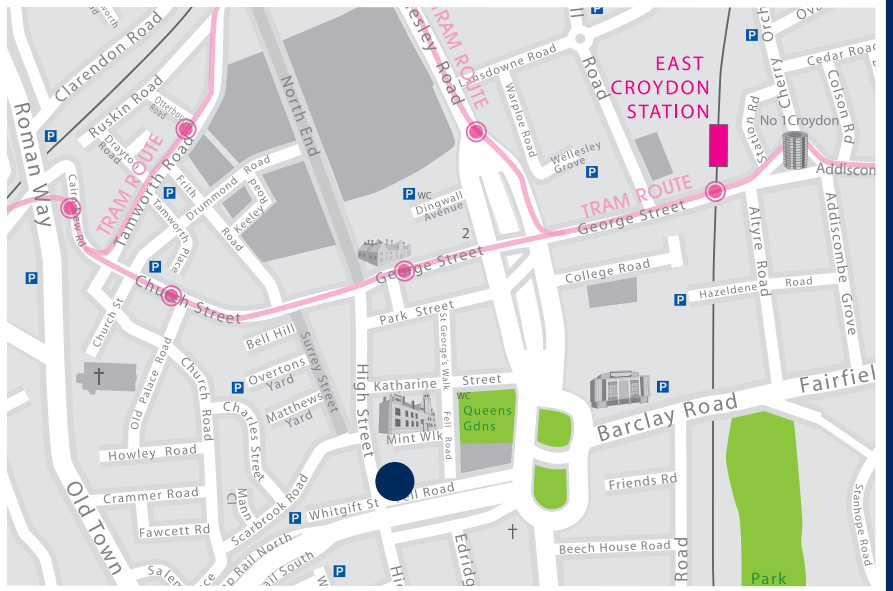
Available on new institutional leases to be agreed.  
Terms upon application.

## Viewing

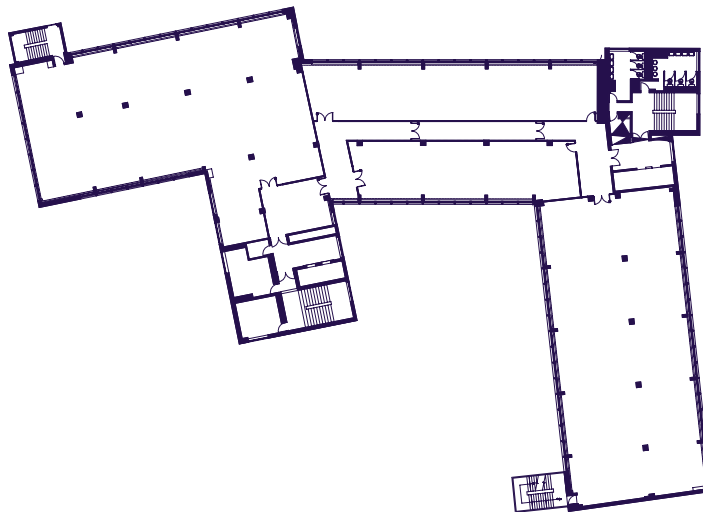
By appointment with the joint agents, Sinclair Clark and Stuart Edwards.

## Joint agents

**STUART EDWARDS FULLERMOON**  
stuart-edwards.com  
**020 8688 8313**  
102-104 HIGH STREET CROYDON CR9 1TN  
jerry@stuart-edwards.com



## Typical floor plan: 2nd floor



### 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.

May 2010