



EXCHANGE COURT | CROYDON
3 BEDFORD PARK, CR0 2AQ
OFFICES TO LET FROM 5,423 SQ.FT

EXCHANGE COURT | CROYDON

LOCATION

Exchange Court is prominently located fronting Bedford Park, close to the junction with Wellesley Road in the centre of Croydon.

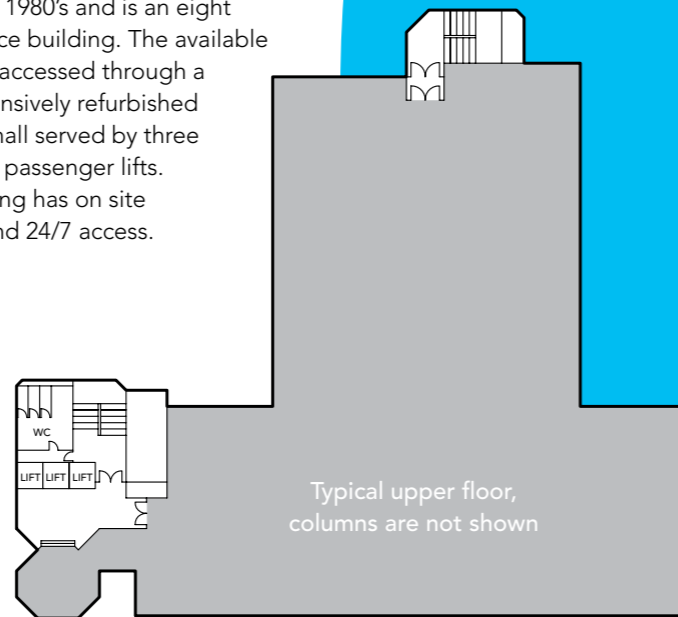


CONNECTIONS

East Croydon and West Croydon stations are equidistant within an 8 minute walk. A new ticket office and bridge across the tracks at East Croydon is due to be completed by the end of 2012. Fast services operate into London Victoria and London Bridge as well as to Gatwick and the south coast. West Croydon now has the East London line which links Croydon directly into the London underground system.

ACCOMMODATION

Exchange Court was constructed in the mid 1980's and is an eight storey office building. The available suites are accessed through a comprehensively refurbished entrance hall served by three automatic passenger lifts. The building has on site security and 24/7 access.



AMENITIES

- VAV air conditioning
- Suspended ceilings
- 3rd Floor: Cat II lighting
- 6th and 7th Floors: LG3 lighting
- Under floor and perimeter trunking
- 3 x 10 person passenger lifts
- Carpeting
- On site car parking
- 24/7 access

TERMS

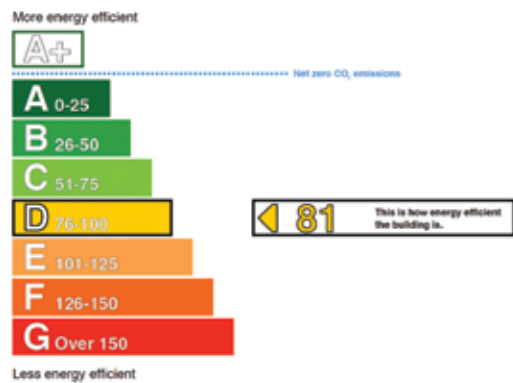
The premises are immediately available for occupation on new leases to be agreed.



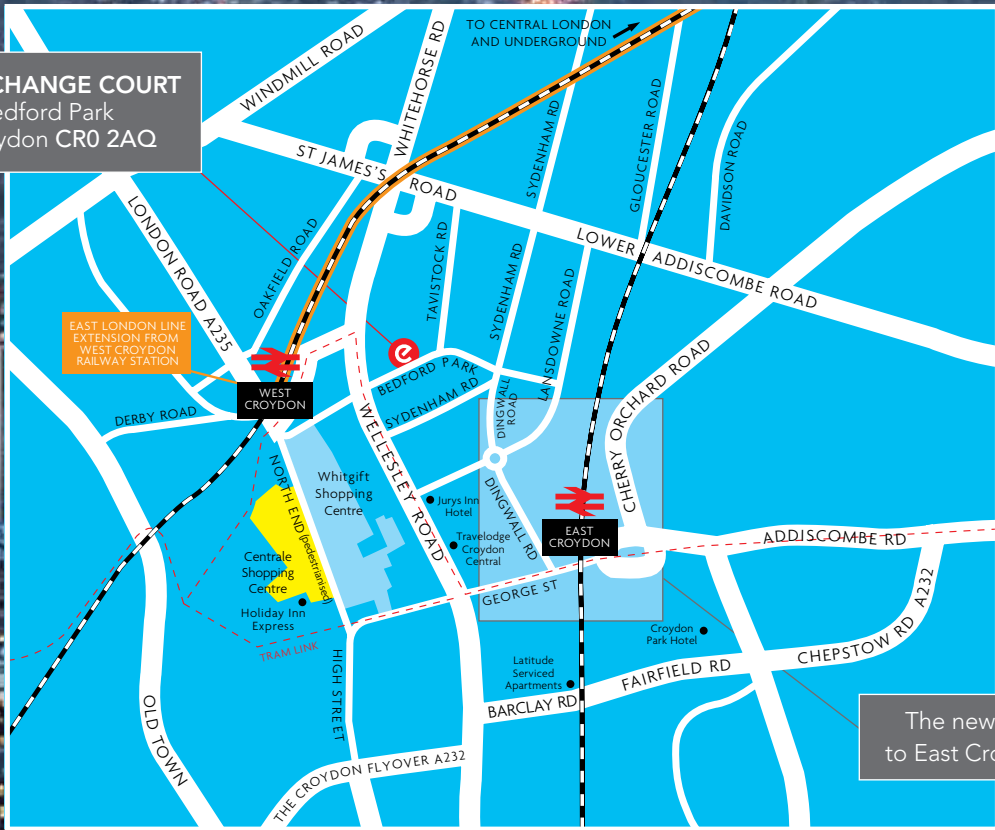
AVAILABILITY

Floors available from 5,423 sq ft.

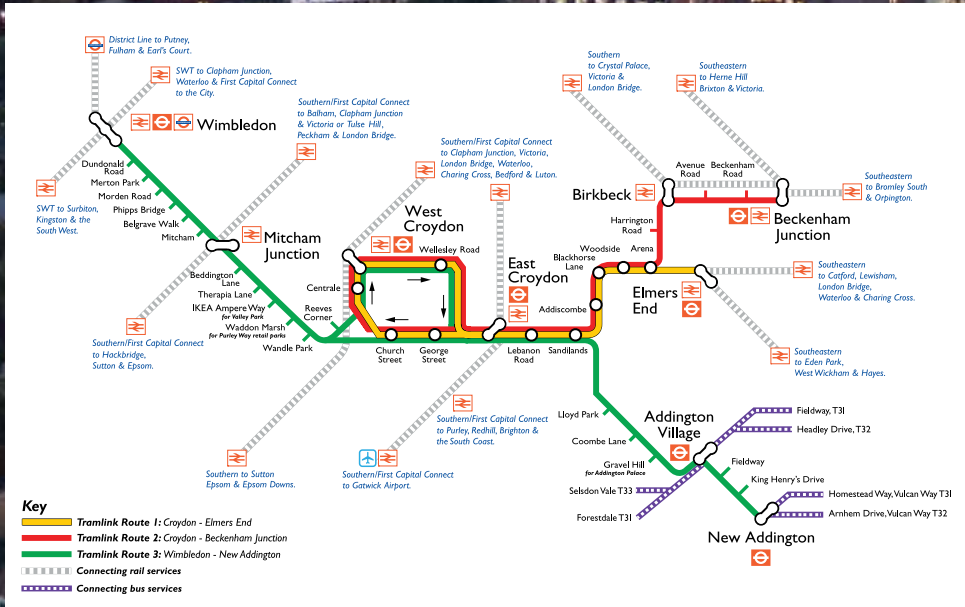
ENERGY PERFORMANCE CERTIFICATE



EXCHANGE COURT
3 Bedford Park
Croydon CR0 2AQ



The new bridge link to East Croydon station



VIEWING By appointment with joint agents:

Sinclair Clark
020 7494 9399
sinclairclark.co.uk

STILES HAROLD WILLIAMS
020 8662 2700
www.shw.co.uk

Vanessa Clark, vanessa@sinclairclark.co.uk

Anita Tracey, ATracey@shw.co.uk
Neil Barker, NBarker@shw.co.uk

Sinclair Clark and Stiles Harold Williams for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Sinclair Clark and Stiles Harold Williams has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated the terms exclude VAT. November 2011.