

Simpson House

6 Cherry Orchard Road
Croydon CR0 6BA

Refurbished
air-conditioned offices

2,542 – 9,879 sq ft
(236.2 sq m – 917.8 sq m)



Location

Situated in the heart of Croydon's commercial centre within a few minutes walk of East Croydon railway station, tramlink, buses and the Whitgift shopping centre.

Communications

Road

Simpson House is just 10 miles from junction 7 and 8 of the M25.

Rail

The mainline stations at East and West Croydon provide fast and frequent links to: Clapham Junction, Victoria, London Bridge, Gatwick Airport and Canary Wharf.

Air

Gatwick Airport is just 16 minutes by rail and 18 miles by road.

Tube – East London Line

West Croydon station is now the terminus for the East London line extension, plugging Croydon into the entire London Underground system for the first time.

Tram

Tramlink is the UK's biggest tram network, now carrying in excess of 28 million passengers a year. The Tramlink light railway station links Wimbledon, Beckenham and New Addington to Croydon.

Accommodation

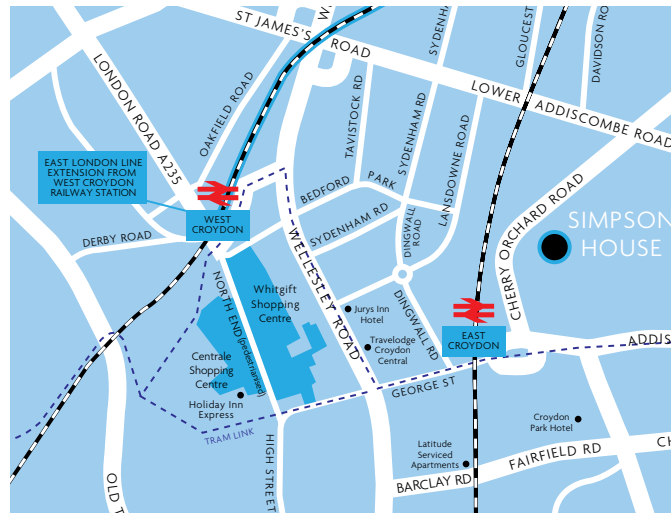
The offices are situated adjacent to East Croydon Railway Station and comprise individual suites, available as whole or separately.

| | | |
|--------------|------------|---------------------------|
| First floor | North Wing | 2,542 sq ft (236.2 sq m)* |
| Second floor | North Wing | 2,542 sq ft (236.2 sq m) |
| Third floor | East Wing | 4,795 sq ft (445.5 sq m) |
| Total | | 9,879 sq ft (917.8 sq m) |

*First floor suite is not air conditioned

Amenities

- Air-conditioning to second and third floors
- Under-floor trunking
- Suspended ceilings with inset fluorescent lighting
- Swipe card entry phone system
- Two automatic passenger lifts
- Basement storage accommodation available
- On-site car parking

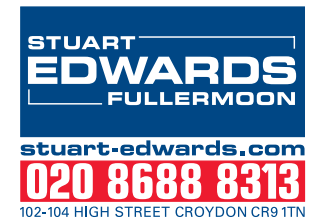


Lease

The premises are available on a new effective full repairing and insuring lease for a period of years to be agreed.

Viewing

Strictly by appointment through joint sole agents:



Vanessa Clark
vanessa@sinclairclark.co.uk

Jerry Taylor
jerry@stuart-edwards.com

Misrepresentation Act 1987

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.

November 2011