

Fully fitted offices

To let

Tolley House, 2 Addiscombe Road

Croydon CR9 5AF



Sinclair Clark
020 7494 9399
sinclairclark.co.uk



24,364 ft² (2,264 m²)

Key features:

Opposite East Croydon Station with rapid links to Clapham Victoria / London Bridge and the South Coast

Highly secure and 24/7 access

Available as a turnkey offer fully cabled and furnished

Air conditioning

Kitchens on each floor

6 on site car spaces

New lease available by agreement direct from the landlords

Vacant possession May 2010

Sinclair Clark

Consultant Surveyors
4th floor
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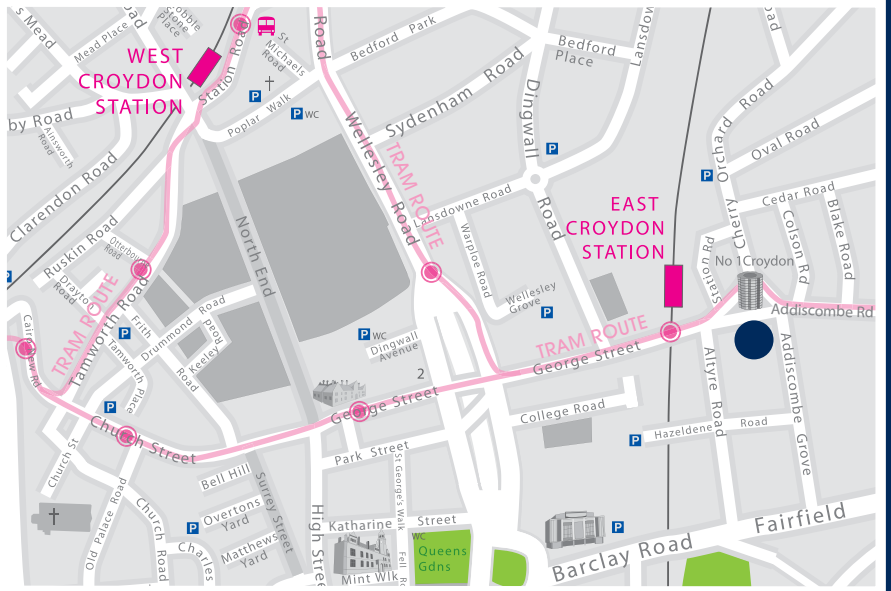
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Location

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

Tolley House was constructed in the 1990s and is clad in a distinctive green powder coated aluminium and glass curtain walling. The building is self contained with offices on ground and five upper floors. Currently available fully fitted and as a turnkey offer.



Areas

	ft ²	m ²
Ground floor	4,822	448
1st floor	5,039	468
2nd floor	5,036	468
3rd floor	4,985	463
4th floor	4,013	373
Reception	469	44
Totals	24,364	2,264

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

Terms

The building is currently held on a lease which expires shortly, discussions have been opened with the landlords who will grant a new lease for a term to be agreed. The building can be upgraded to meet requirements.



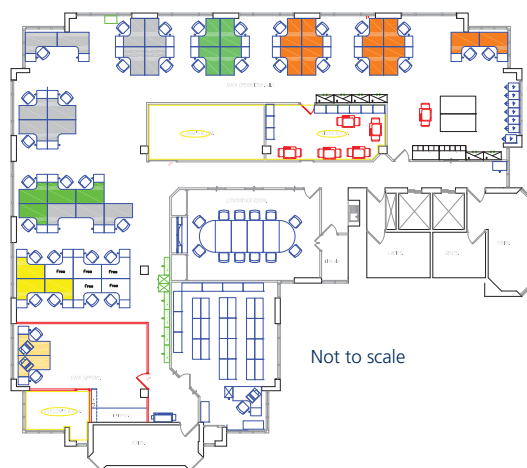
Viewing

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

Joint agents

STUART EDWARDS FULLERMOON
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020 8688 8313
 102-104 HIGH STREET CROYDON CR9 1TN
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Typical floor plan



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