

# Simpson House

6 Cherry Orchard Road  
Croydon CR0 6BA

OFFICES TO LET

2,542 – 7,337 sq ft  
(236 sq m – 681 sq m)



## Location

The building is located on Cherry Orchard Road in the centre of Croydon adjacent to East Croydon station. A new bridge link has been constructed which, in due course, will allow rapid access on to all the platforms at East Croydon. The bridge is currently open only from Dingwall Road and is due to open in tandem with the development by Menta of land adjoining the rail station. The building is a short walk from local amenities and the town centre facilities.

## Communications

### 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.

### 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.

### Air

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

### EPC

The building has an energy efficiency rating of D.

## Managing agents



**Sinclair Clark Allegra**

Nigel Watson

nigel@sinclairclark.co.uk

## Accommodation

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

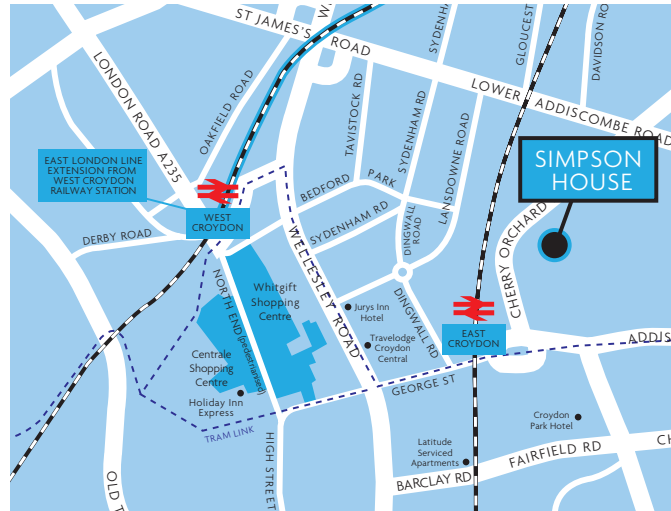
First floor	North Wing	2,542 sq ft	(236 sq m) *
Third floor		4,795 sq ft	(445 sq m)
<b>Total</b>		<b>7,337 sq ft</b>	<b>(681 sq m)</b>

\*First floor suite is not air conditioned and requires some refurbishment

On a net internal basis in accordance with the RICS code of measuring practice current edition.

## Amenities

- Air-conditioned third floor
- Under-floor trunking
- Dado trunking within the perimeter panelling
- Suspended ceilings with inset fluorescent lighting
- Swipe card entry phone system
- Two automatic passenger lifts
- Basement storage accommodation available

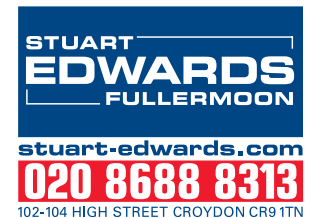


## Lease

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  
jerryt@stuart-edwards.com

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.  
October 2014