SUNLEY HOUSE

CROYDON

2,643 – 15,539 SQ FT
REFURBISHED OFFICES TO LET

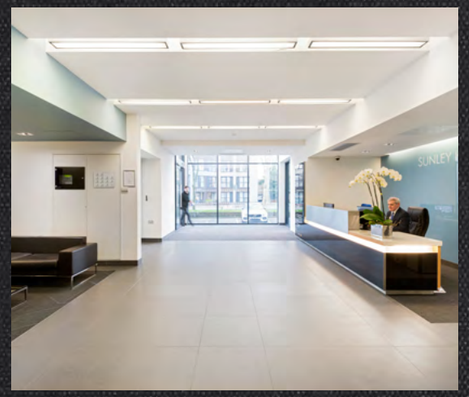
SUNLEY HOUSE

9,738 SQ FT OF HIGH QUALITY, OPEN PLAN, OFFICE SPACE AND 5,801 SQ FT SUITABLE FOR B1, D1 & D2 USE.

Sunley House has been refurbished to provide modern and efficient accommodation.

The available space is on the 6th and lower ground floors. The 6th floor offers fully refurbishised workspace, while the lower ground floor offers self contained, open plan floor space with a prominent ground floor entrance.

The lower ground floor is available as a whole or two individual wings and has a floor to ceiling height of 4.95m, which makes it suitable for a gym.



6TH FLOOR SUMMARY SPECIFICATION

- 3 pipe VRV heating and cooling system
- Suspended ceilings with LG7 lighting
- Fitted Kitchen and meeting rooms
- Raised floors (50mm clear void)
- Manned reception and 24/7 security
- Three 16 person passenger lifts
- Shower and cycle storage
- On site parking available (1:1,000 sq ft)

CROYDON VISION 2020

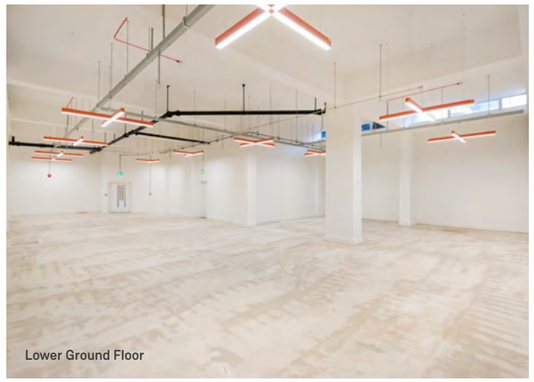
Croydon's landscape is changing thanks to an anticipated £5.25bn regeneration programme 'Croydon Vision 2020'.

The London Borough of Croydon has approved major consents including Unibail-Rodamco-Westfield and Hammerson's £1.4bn retail scheme and Stanhope & Schroder's Ruskin Square mixed use development next to East Croydon train station. The Fairfield Halls refurbishment is part of the Council's regeneration programme which includes seven new hotels and 10,500 new homes.

6th Floor

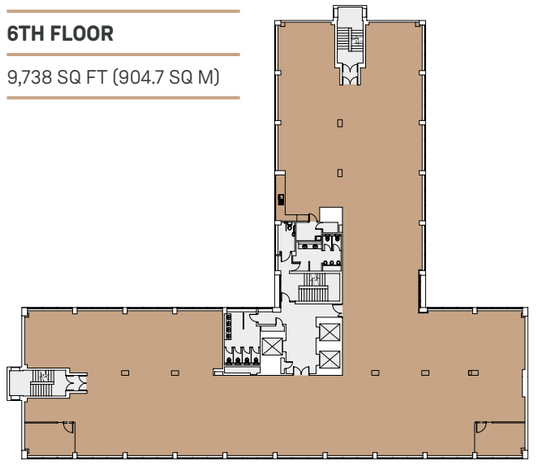
ACCOMMODATION

Floor	Sq Ft*	Sq M*
6th	9,738	904.7
Lower Ground (East)	3,158	293.4
Lower Ground (West)	2,643	245.5
Total Lower Ground	**5,801**	**538.9**
Total	**15,539**	**1,443.6**


Lower Ground Floor

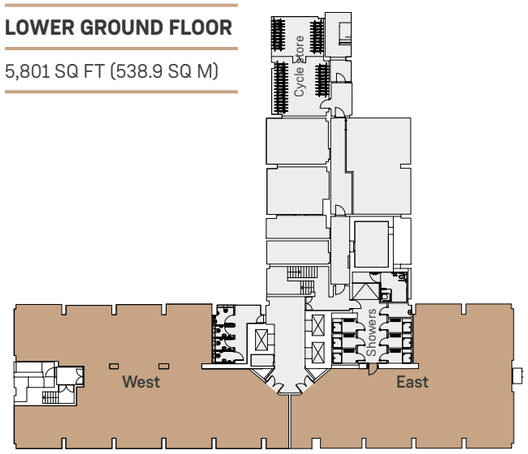
6TH FLOOR

9,738 SQ FT (904.7 SQ M)



LOWER GROUND FLOOR

5,801 SQ FT (538.9 SQ M)



* NIA 6th Edition RICS Code of Measuring.
For indicative purposes only. Not to scale.

LOCATION

Located just off Wellesley Road, Sunley House is a short walk to West Croydon station and the pedestrian bridge on Caithness walk offers easy access to East Croydon train station. This offers journey times into central London of less than 16 minutes.

By road, Croydon is strategically located on the A23 between Central London and the M25 with easy access to both Gatwick and Heathrow Airports. East Croydon mainline station provides quick and regular services to both Central London and the South Coast. West Croydon station is on the East London Line, connecting to the London Underground network. An easy access from East Croydon to West Croydon is provided by Tramlink.

LOCAL OCCUPIERS

The largest sector of occupation is the Public Sector, dominated by The Local Authority, the Home Office, HMRC and various other government teams.

Significant additional sectors include: Financial, Insurance and Pensions, Engineering and a growing Tech sector, as well as the Construction, Retail and Energy sectors.

BARCLAYS
LLOYDS BANK
Superdrug
SIEMENS
THE BODY SHOP
AECOM
LV=
MOTT MACDONALD
Pension Protection Fund
HM Revenue & Customs
Home Office
GREEN NETWORK energy

	9 Mins	12 Mins	14 Mins	16 Mins	20 Mins	35 Mins	45 Mins
Travel times from East Croydon	Clapham Junction	London Bridge	Gatwick Airport	London Victoria	Waterloo	Kings Cross St Pancras	Brighton

Source: TfL

TERMS

Upon request.

VIEWING

Strictly through sole joint letting agents.

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SHW

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