

# OFFICES TO LET

Refurbished and  
unrefurbished space

**752-13,449 sq ft**  
(in contiguous floors)



## GROSVENOR HOUSE

125 HIGH STREET CROYDON CR0 9XP

[grosvenorhouse-croydon.co.uk](http://grosvenorhouse-croydon.co.uk)

## AMENITIES

The available refurbished floors are located on the upper levels of the building and benefit from:

General building amenities include:



Raised access flooring with cabling



Partitioned offices/meeting rooms



6th floor café/ breakout area (for use by 6th & 9th floor tenants & Optivo only)



Kitchenette



Shower facilities



Secure car parking



Male, female & disabled WCs



Air handling units



On site security during business hours

## DESCRIPTION

The building was refurbished and over clad and spans 10 floors of predominantly open plan office space with its main entrance projected forward on the High Street. The available refurbished floors are located on the upper levels of the building, with wonderful views of the town. Alternatively there are floors which have yet to be refurbished on which a tenant can upgrade to suit their requirement. The larger floors could be split, subject to terms agreed.

## TERMS

Available on new leases direct from the Landlord Optivo. Please call or email for quoting terms, floor plans and appointments to inspect via the joint agents.

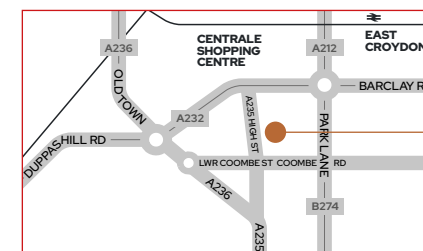
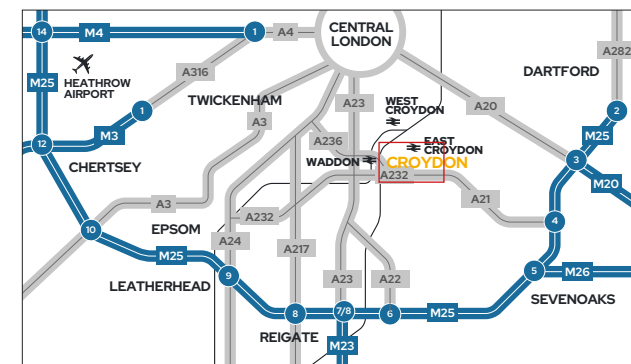
\*Photography is indicative of the refurbished space available.



## LOCATION

Grosvenor House is located on the High Street (A235) on the south side of Croydon town centre on the fringe of the civic quarter.

This is the southern gateway into Croydon and offers proximity to nearby bars and restaurants, the High Street amenities and the market. The A235 is a busy bus route and East Croydon railway station is within 15 minutes' walking distance, providing frequent services to London (approx. 15 mins) and the south coast (approx. 45 mins).



FLOOR AREAS	SQ FT	SQ M
<b>Unrefurbished</b>		
7th floor	1,558	114.7
7th floor	752	69.9
8th floor	1,579	146.7
<b>Refurbished</b>		
Part 6th floor	3,885	360.9
9th floor	5,675	527.2
<b>TOTAL</b>	<b>13,449</b>	<b>1,249.4</b>

## SERVICE CHARGE

Further information available on request.

## VAT

Payable at the prevailing rate.



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## grosvenorhouse-croydon.co.uk

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