



**SELF-CONTAINED
LOWER GROUND
FLOOR SPACE**

3,158 – 5,801 sq ft NIA
(3,211 – 5,898 sq ft IPMS)

SUNLEY HOUSE

Croydon



**B1 D1 &
D2 USES**

(TOWN AND COUNTRY
PLANNING – USE
CLASSES ORDER 1987)

sunleyhouse.co.uk

LARGE OPEN SPACE

Sunley House has been transformed to provide modern, efficient, open plan floor space.

AVAILABLE FLOOR AREA

Ground floor	sq ft NIA	sq m NIA	sq ft IPMS	sq m IPMS
Office 1	3,158	293.4	3,211	298.3
Office 2	2,643	245.5	2,687	249.6
TOTAL	5,801	538.9	5,898	547.9

The floor areas have been measured on a net internal basis (NIA) measured in accordance with the RICS Code of Measuring Practice 6th Edition and also in accordance with the International Property Measurement Standards (IPMS).



CUTTING EDGE REFURBISHMENT

Sunley House offers self-contained high quality, refurbished lower ground floor space with prominent ground floor entrance.

SPECIFICATION

- Self-contained entrance
- Refurbished building entrance and reception
- Shower and cycle storage facilities
- Floor to ceiling height of 4.95m
- EPC – C63
- WCs

USE CLASS

- B1, D1 and D2 – For full conditions see planning application Ref 17/00277/FUL

BOXPARK

Opened in 2016 a major new retail revolution, Boxpark Croydon next to East Croydon train station, offers a range of pop up cafes and restaurants.

Westfield and Hammerson (The Croydon Partnership) are in the process of delivering a £1 billion new mixed use shopping centre on the site of the existing Whitgift Centre. The development will incorporate the Centrale Shopping centre, creating one of the UK's largest urban retail developments.

WORKFORCE DEMOGRAPHICS

The Borough has the second largest working population in outer London. Due to its excellent public transport links, over 50,000 people commute daily from Surrey, Kent, Sussex and Central London.

THE SOUTH EAST'S LARGEST COMMERCIAL CENTRE

Local occupiers include AIG, Mott Macdonald, Liverpool Victoria, Allianz and Zurich.



LOCATION

Located just off Wellesley Road, Sunley House is just a short 4 minute walk from East Croydon train station, and the nearest tramstop is less than 200 yards from the building.

Croydon is one of the most accessible locations by both private and public transport. 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.

TRAVEL DISTANCES

BY CAR	MILES	KM
London	8	13
M25 & M23 intersection	7	11
M25 Junctions 7 & 8	7	11
A3 M25 Junction 10	21	34
M3 M25 Junction 12	33	53
M4 M25 Junction 15	40	64
BY AIR		
Gatwick Airport	20	32
Heathrow International	24	38
Luton Airport	73	117

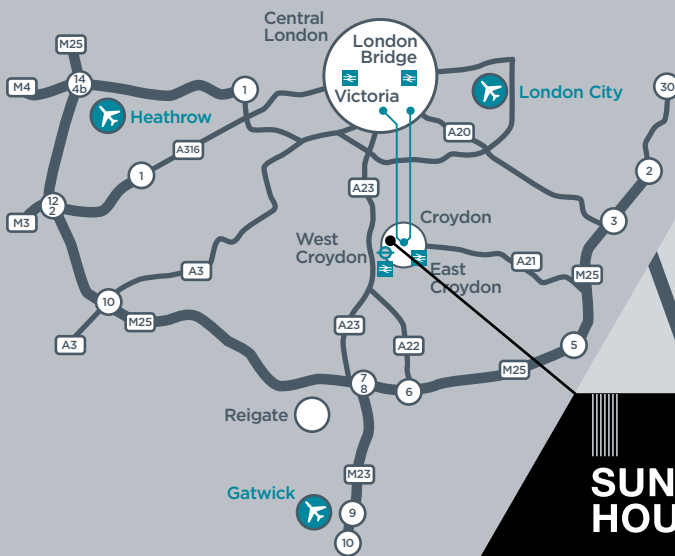
TRAVEL TIMES

BY TRAIN	MINS
Clapham Junction	9
London Bridge	12
London Victoria	16
Gatwick Airport	14
London Waterloo	20
Wimbledon	23
Kings Cross	35
Canary Wharf	35
Shoreditch	37
Paris (Eurostar)	3h 15



New East Bridge link

STRATEGICALLY LOCATED



SUNLEY HOUSE

Asset managed by



Misrepresentation act 1967 and declaration: Sinclair Clark and Stiles Harold Williams for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are set out as a general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as standards or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Sinclair Clark and Stiles Harold Williams has any authority to make or give any representation or warranty whatever in relation to this property. April 2017.

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