



SUNLEY HOUSE

Croydon

REFURBISHED
OFFICES
TO LET

2,800–32,000 sq ft
On site car parking



sunleyhouse.co.uk





Sunley House has been transformed to provide modern, efficient, open plan floor space with one of the largest floorplates available in Croydon.



Sunley House offers high quality, efficient office space with a range of floorplates, including a rare opportunity to lease 20,000 sq ft of adjacent space.

Specification

- 3 pipe VRV heat recovery heating and comfort cooling system
- Suspended ceiling with LG7 lighting
- Track secondary glazing to all perimeter windows
- Raised floors (50mm clear void)
- Upgraded building entrance and reception
- Three 16 person passenger lifts
- Parking available on site
- EPC – B50
- WCs on all floors
- Shower and cycle storage facilities
- Floor to ceiling height of ground floor 2.85m
- Full glazing on ground floor
- Exposed services on the ground floor

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.

The London Borough of Croydon has announced a major new deal to open Boxpark Croydon at Ruskin Square, next to East Croydon train station, offering a range of pop up cafes and restaurants set to open May 2016.

Westfield and Hammerson (The Croydon Partnership) are in the process of delivering a £1billion 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.



SUNLEY HOUSE

EAST CROYDON

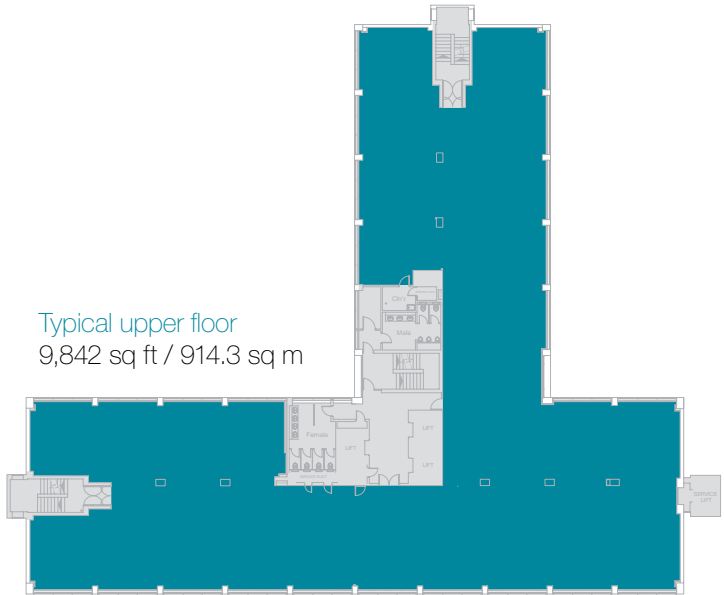


WEST CROYDON



WESTFIELD / HAMMERSON

sunleyhouse.co.uk



Floorplans not to scale. For identification purposes only.

Available floor areas

| Floor | sq ft | sq m |
|-------------------------|---------------|----------------|
| 4th* | 5,242 | 486.0 |
| 2nd north – under offer | 6,388 | 593.5 |
| 2nd south | 3,454 | 320.9 |
| 1st | 9,842 | 914.3 |
| Ground east | 2,842 | 264 |
| Ground west | 4,166 | 387 |
| Lower ground | 6,672 | 619.8 |
| Total available | 32,218 | 2,993.6 |

* Part let



Typical upper floor

Location

Located at 4 Bedford Park, just off Wellesley Road, Sunley House is just a short 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

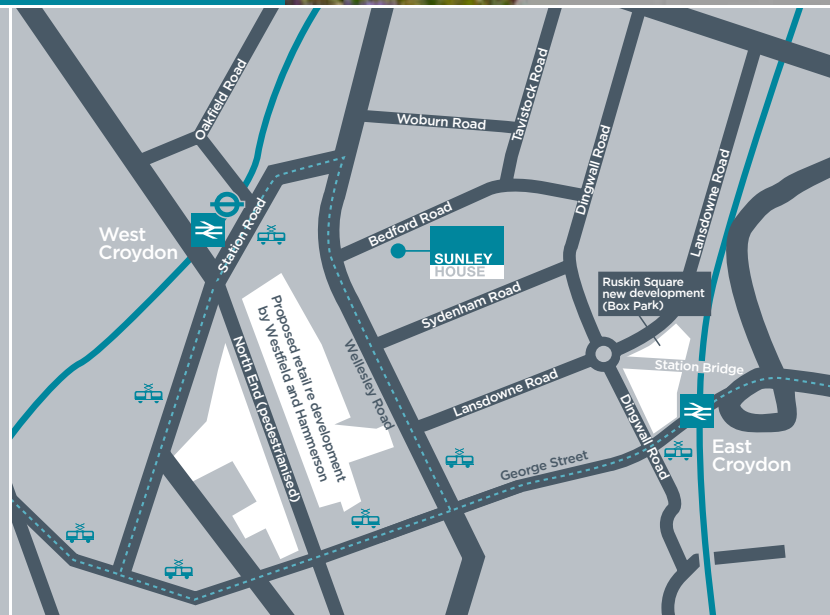
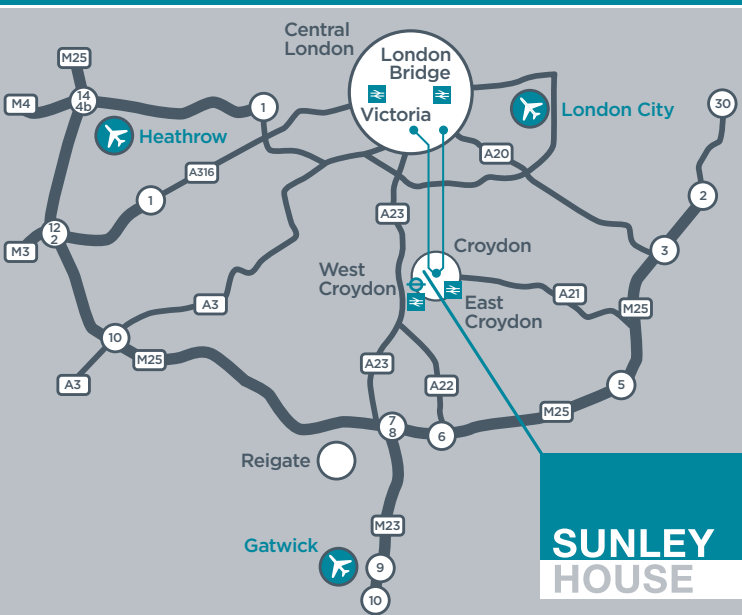
| By car | miles | km |
|------------------------|-------|----|
| London | 8 | 13 |
| M25 & M23 intersection | 7 | 11 |
| M25 Junctions 7 & 8 | 7 | 11 |
| A3 M25 Junction 10 | 21 | 34 |
| M3 M25 Junction 12 | 33 | 53 |
| M4 M25 Junction 15 | 40 | 64 |

| By air | miles | km |
|------------------------|-------|-----|
| Gatwick Airport | 20 | 32 |
| Heathrow International | 24 | 38 |
| Luton Airport | 73 | 117 |

Travel times

| By train | hours | 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) | 3 | 15 |

New East Bridge link



sunleyhouse.co.uk

Contact


Sinclair Clark
020 7494 9399
sinclairclark.co.uk

Vanessa Clark
 e vanessa@sinclairclark.co.uk
 t 020 7494 9399


STILES HAROLD WILLIAMS
020 8662 2700
www.shw.co.uk

Neil Barker
 e nbarker@shw.co.uk
 t 020 8662 2705

Holly Purvis
 e hpurvis@shw.co.uk
 t 020 8662 2735

David Rundle
 e drundle@shw.co.uk
 t 020 8662 2747

Asset managed by

