# SUFFOLK HOUSE

TO LET
Suites from
500 sq ft / 46.15 sq m

George Street Croydon CRO 1PE





**Croydon Tram** 





**East Croydon Station** 

## Description

Suffolk House is a low rise building on ground and three upper floors. The large floor plates are divided into suites and provide light airy space around two light wells.

There are two main entrances, one at each end of the building. The ground floor is a mix of retail and cafes mainly, including a Sainsbury's store.

The building offers a range of office suites in varying sizes.

## Location

Suffolk House is located in a prominent position on the corner of George Street with Park Lane, within the prime office area of East Croydon.

The mainline rail station at East Croydon is two minutes' walk and the adjacent BoxPark facility provides 40 pop up cafes. George Street is one of the main tram routes in the town.

The two key shopping malls Centrale and Whitgift Centre are within five minutes' walk, as is the main shopping zone in-between the two retail centres.

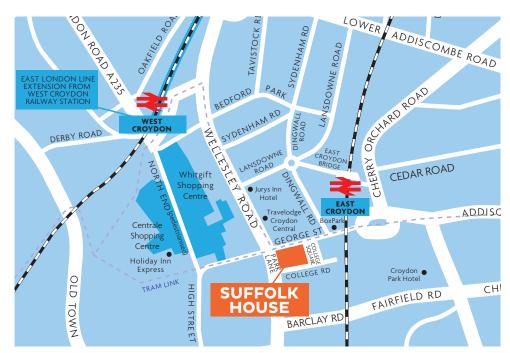




# **Highlights**

- · On site security and management
- Commissionaire
- Cost effective accommodation
- Central heating
- Suspended ceilings
- Fluorescent lighting
- Carpeting
- Newly refurbished toilets

The building has an energy efficiency rating of C.







Lease

New leases direct from the landlord on terms to be agreed.

Please refer to the

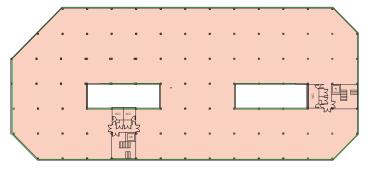
letting agents for

current availability

**Availability** 

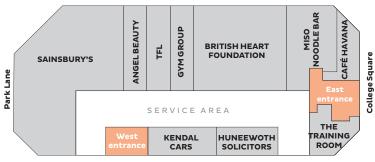
of offices and shops.

Typical upper floor



# Ground floor / site plan

## George Street



College Road

## **Viewing**

By appointment through sole agents.



# Vanessa Clark

vanessa@sinclairclark.co.uk



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 approximate. Finance Act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchas respect of any transaction. Services: none of the services have been tested and all interested parties should make their own enquiries. June 2020