

SUNLEY HOUSE

CROYDON

3,926 - 17,973 SQ FT
REFURBISHED OFFICES TO LET

UP TO 17,973 SQ FT OF HIGH QUALITY, OPEN PLAN, OFFICE SPACE.

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

The available space is on the 4th, part 6th and ground floors, offering fully refurbished work space with fitted kitchens.



SUMMARY SPECIFICATION



3 pipe VRV heating and cooling system



Suspended ceilings with LG7 lighting on upper floors



Fitted kitchens



Raised floors (50mm clear void)



2.7m floor to ceiling height at ground floor



Manned reception and 24/7 security



Three 16 person passenger lifts



Shower facilities



Cycle storage



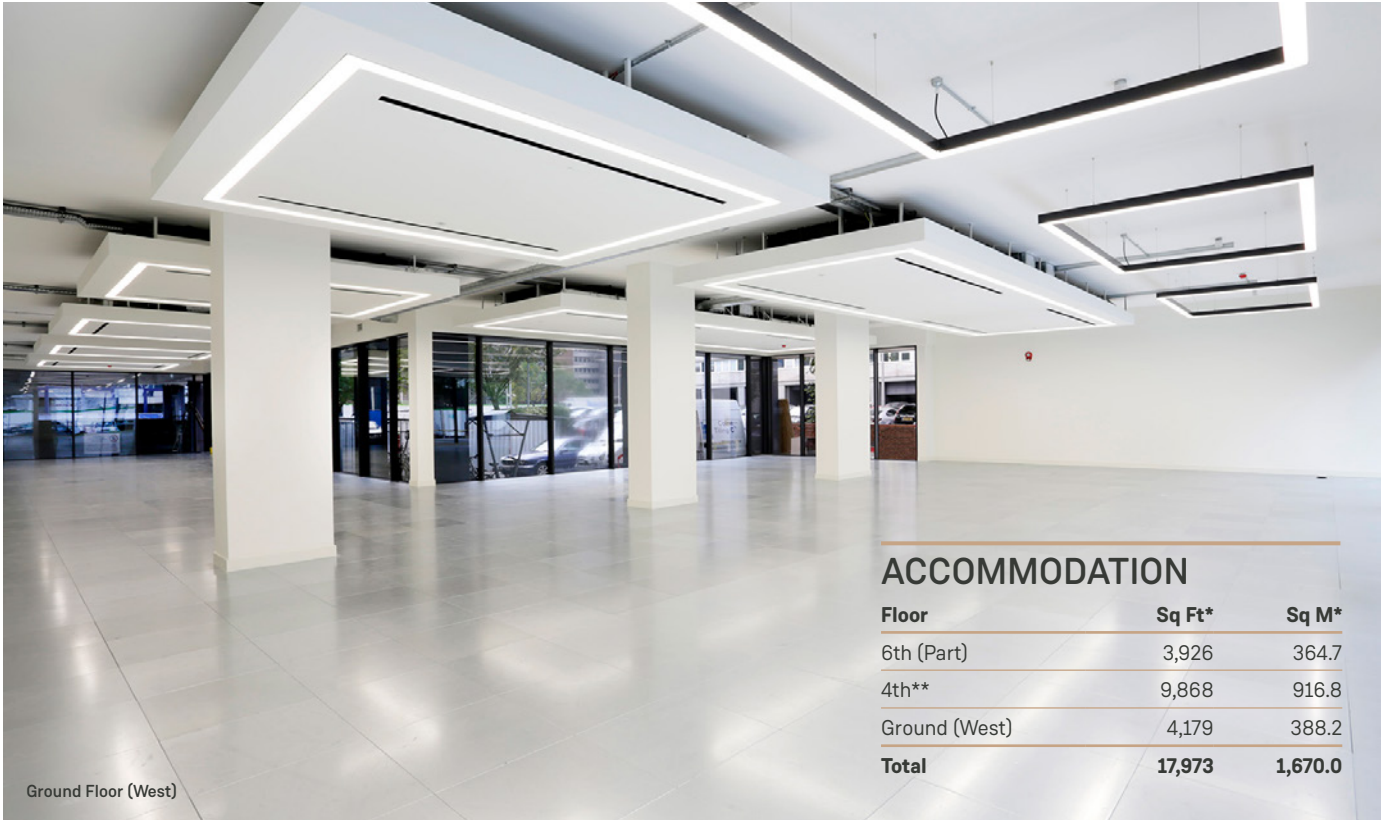
On site parking available (1:1,000 sq ft)

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 Ruskin Square where a pre-letting to the Government Office for Property on behalf of the Home Office has been announced of 330,000 sq ft. Croydon's appeal to the business community continues apace.





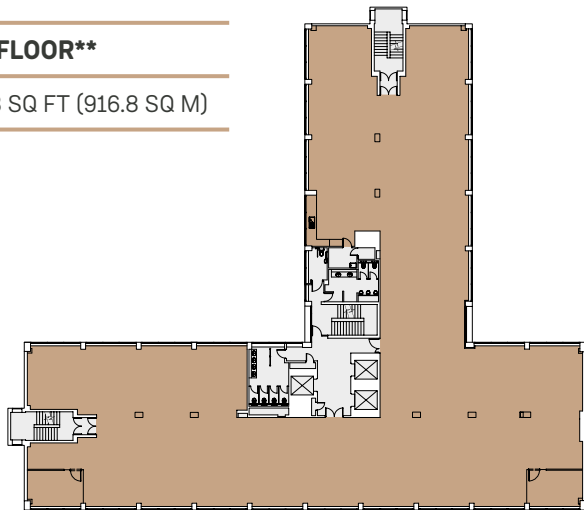
Ground Floor (West)

ACCOMMODATION

Floor	Sq Ft*	Sq M*
6th (Part)	3,926	364.7
4th**	9,868	916.8
Ground (West)	4,179	388.2
Total	17,973	1,670.0

4TH FLOOR**

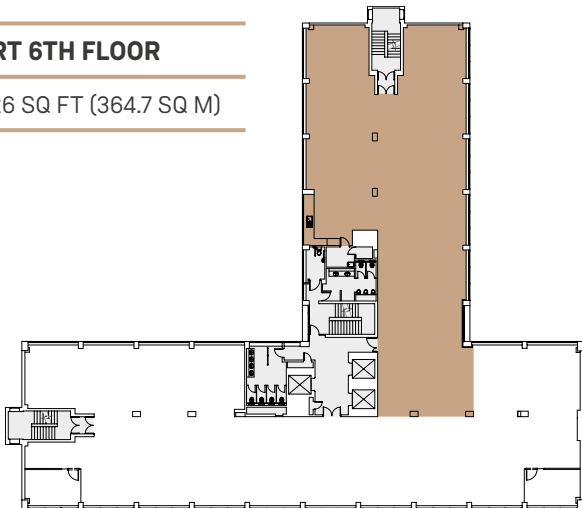
9,868 SQ FT (916.8 SQ M)



6th Floor

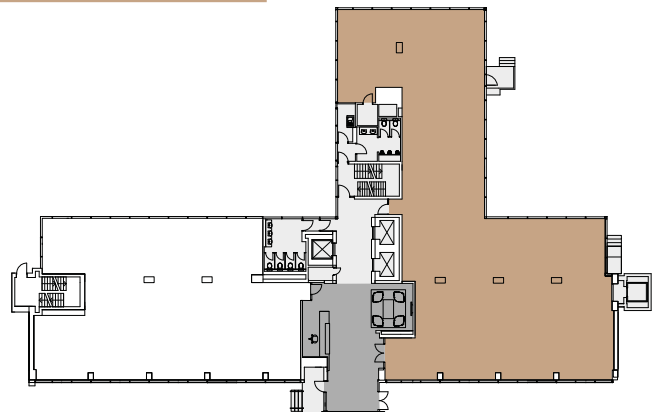
PART 6TH FLOOR

3,926 SQ FT (364.7 SQ M)



GROUND FLOOR WEST

4,179 SQ FT (388.2 SQ M)



N Office Reception Core

For indicative purposes only. Not to scale.

* NIA 6th Edition RICS Code of Measuring.

** Available from September 2020.

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.

LLOYDS BANK

AECOM



Superdrug

SIEMENS



LVE

BARCLAYS

Goldman Sachs

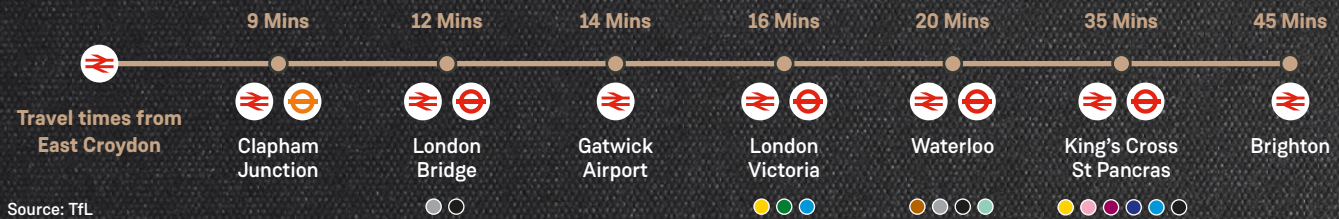
ZURICH

MOTT MACDONALD

HM Revenue & Customs

Home Office

Pension Protection Fund



Source: TfL



MyPT
The Gym

MyPT The Gym has fitted out a state-of-the-art luxury gym on the lower ground floor of Sunley House. They offer bespoke Training and Nutrition Programmes alongside group coaching from award-winning Personal Trainers. Occupiers of the building receive a 20% discounted rate which is available upon application.

TERMS

Upon request.

VIEWING

Strictly through sole joint letting agents.

Holly Purvis
hpurvis@shw.co.uk
020 8662 2735
07947 373 966

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vanessa@sinclairclark.co.uk
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SHW



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