

**SHW**

**MAKING  
PROPERTY  
WORK**

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**TO LET**

**3 FLOOR OFFICES (TO BE REFURBISHED),  
5,199 SQ FT (482.99 SQ M)**

**Norfolk House, Wellesley Road, Croydon, CR0 1LH**

## LOCATION

Norfolk House is an 11-storey mixed-use development centrally located in Croydon town centre.

East Croydon Station is approximately 350 metres to the east and provides regular train services to London Bridge (13 minutes), Gatwick Airport (14 minutes) and London Victoria (16 minutes), as well as trams into Beckenham and Wimbledon.

The property is situated in a prominent position at the junction of the A212 Wellesley Road and George Street, providing easy access to the A23, which in turn provides access to junction 7 of the M25 motorway (junction 8 on the M23), approximately 9.5 miles to the south.

## DESCRIPTION

The available office accommodation is located on the 6<sup>th</sup> floor of the building.

The space is to be comprehensively refurbished to suit the requirements of an incoming tenant. The floor provides open-plan space with demised WCs.

## ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
6 <sup>th</sup> Floor Office	5,199	482.99

## AMENITIES

Upon completion of refurbishment works:

- New suspended ceiling
- New LED lighting
- New air conditioning
- Double glazed windows
- Perimeter trunking (raised floor may be possible)
- Dedicated Office Reception with Building Manager
- Car parking available 1 space per 1,000 sq ft occupied.
- Two passenger lifts
- Demised WCs

## RENT

£27.50 per sq ft

## RATES

The property has a rateable value of £118,000.  
Estimated rates payable: £12.39 psf

## TENURE

A new full repairing and insuring lease is available on terms to be agreed.

## SERVICE CHARGE

There will be a service charge to cover the upkeep of the common areas.  
Estimated: £12.38 psf

## VAT

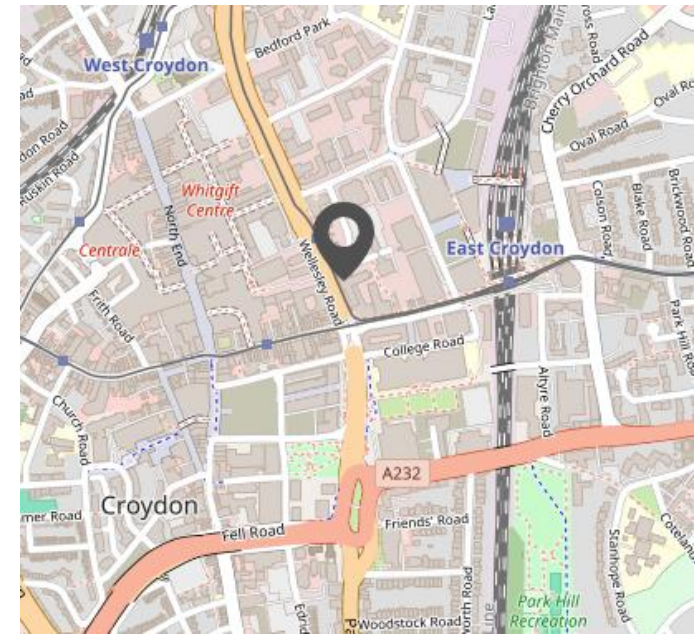
VAT will be chargeable on the terms quoted.

## LEGAL COSTS

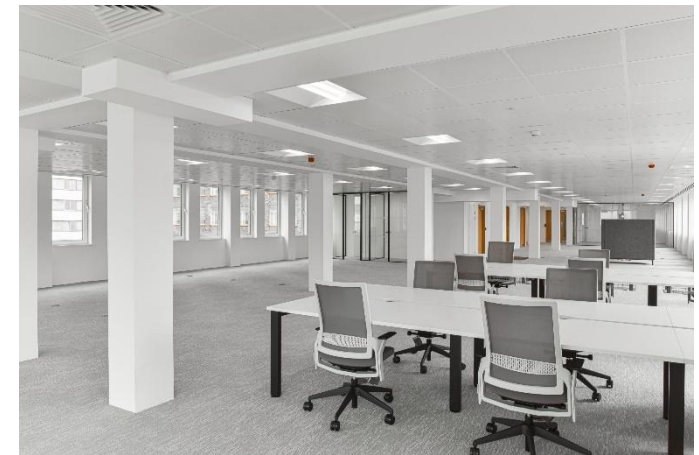
Each party is to be responsible for their own legal fees.

## EPC

Target EPC B upon completion of refurbishment works.



Map data © OpenStreetMap contributors



Photograph shows recently refurbished and let space

## VIEWINGS – 020 8662 2700

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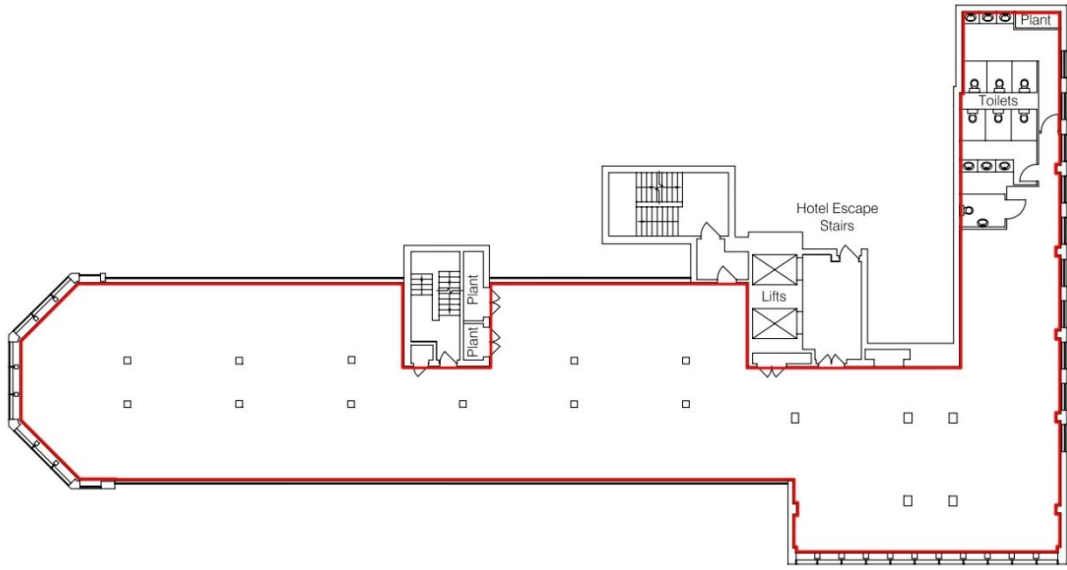
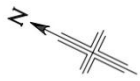


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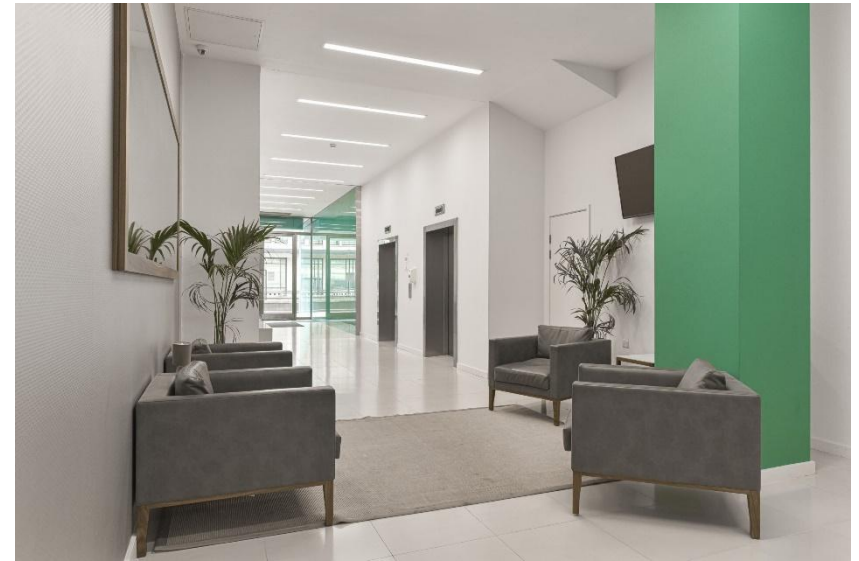
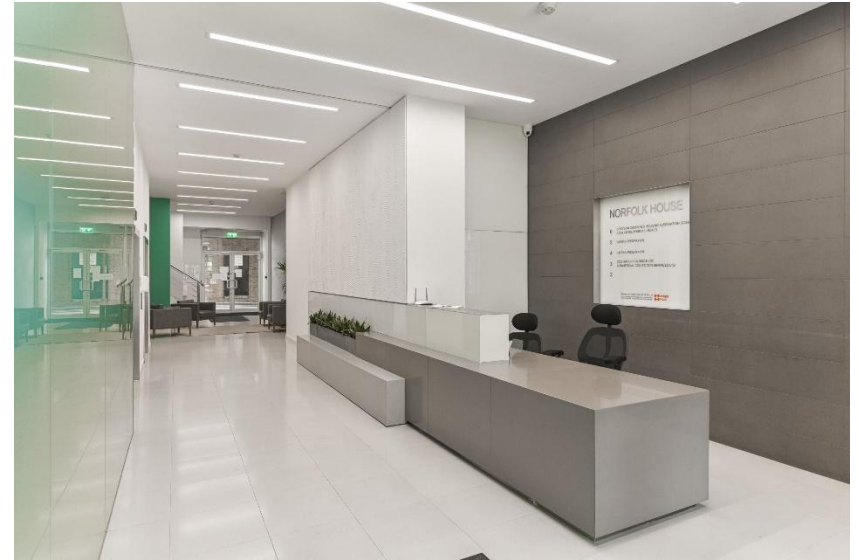


Instagram – SHW Property

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WELLESLEY ROAD



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