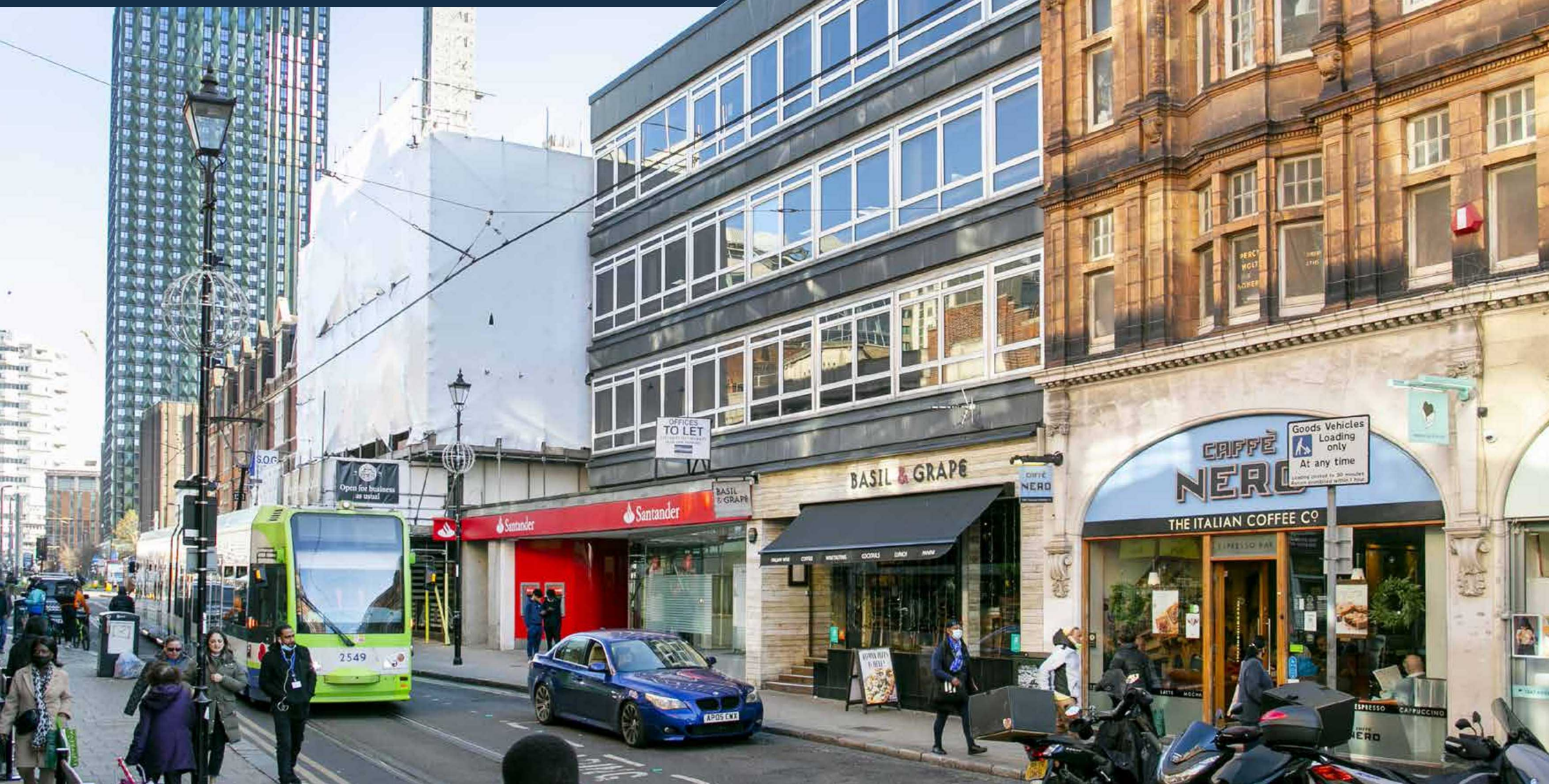


CENTRAL HOUSE, CROYDON

TOWN CENTRE OFFICES WITH PARKING

1,107 SQ FT - 10,050 SQ FT TO LET SELF-CONTAINED CONFIGURATION AVAILABLE



LOCATION

The property is located in central Croydon west of Wellesley Road with access from both the busy George Street retail parade and Park Street behind.

Central Croydon provides a range of shopping and leisure facilities including the Fairfield Halls, Centrale & Whitgift shopping centres as well as a wide food and drink offering including Boxpark.

The property is close to education providers such as LSBU and Croydon College and may suit an education or training establishment, subject to planning.



CONNECTIVITY

The property has excellent connectivity.

The M23/M25 intersection is approximately 8 miles to the south and provides access to the south and the national motorway network, including Gatwick and Heathrow Airports.

The Tramlink service passes the property along George Street and provides services west to Wimbledon via Mitcham and east to New Addington and Beckenham.

Numerous bus routes stop nearby providing services in all directions.

East and West Croydon stations are within close proximity of the property and provide frequent services to:

Clapham Junction	9 mins	Sutton	10 mins
London Bridge	12 mins	Gatwick	15 mins
Victoria	16 mins	Brighton	43 mins
Blackfriars	19 mins		

DESCRIPTION

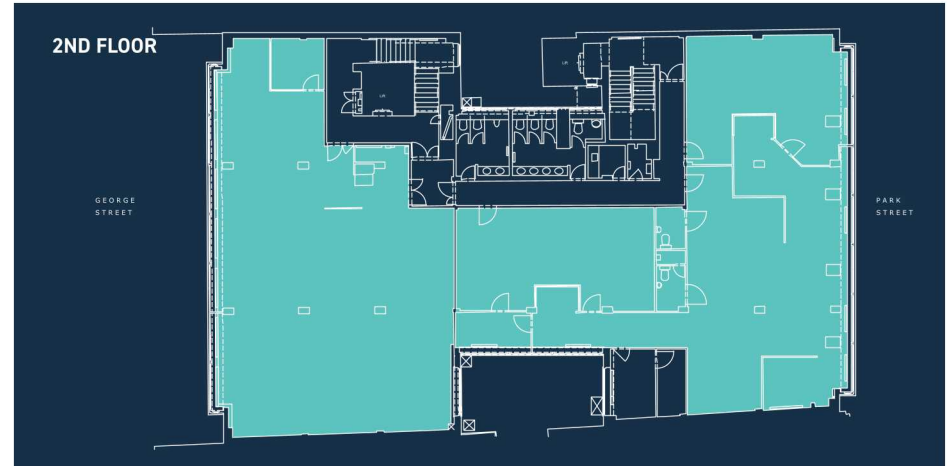
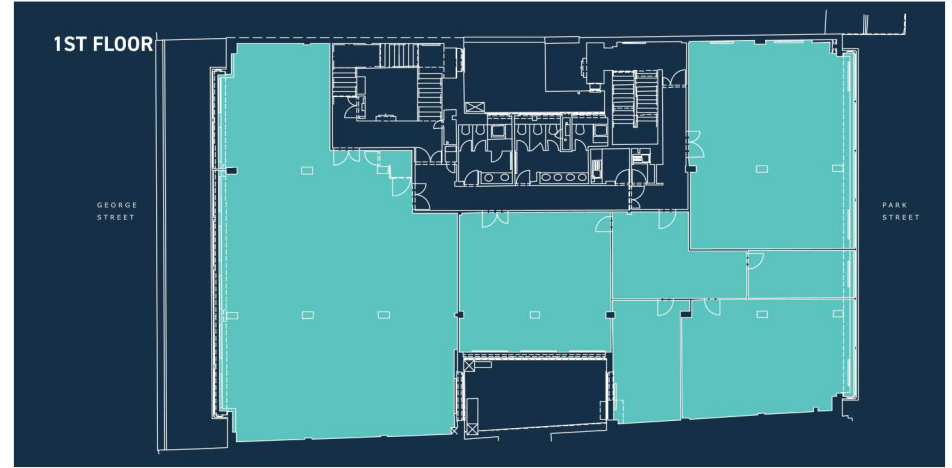
Central House provides office accommodation over 1st - 3rd floors that is available either on a suite-by-suite basis, or potentially as a self-contained configuration up to 7,500 sq ft. The accommodation can be refurbished to a suit an occupier's needs.

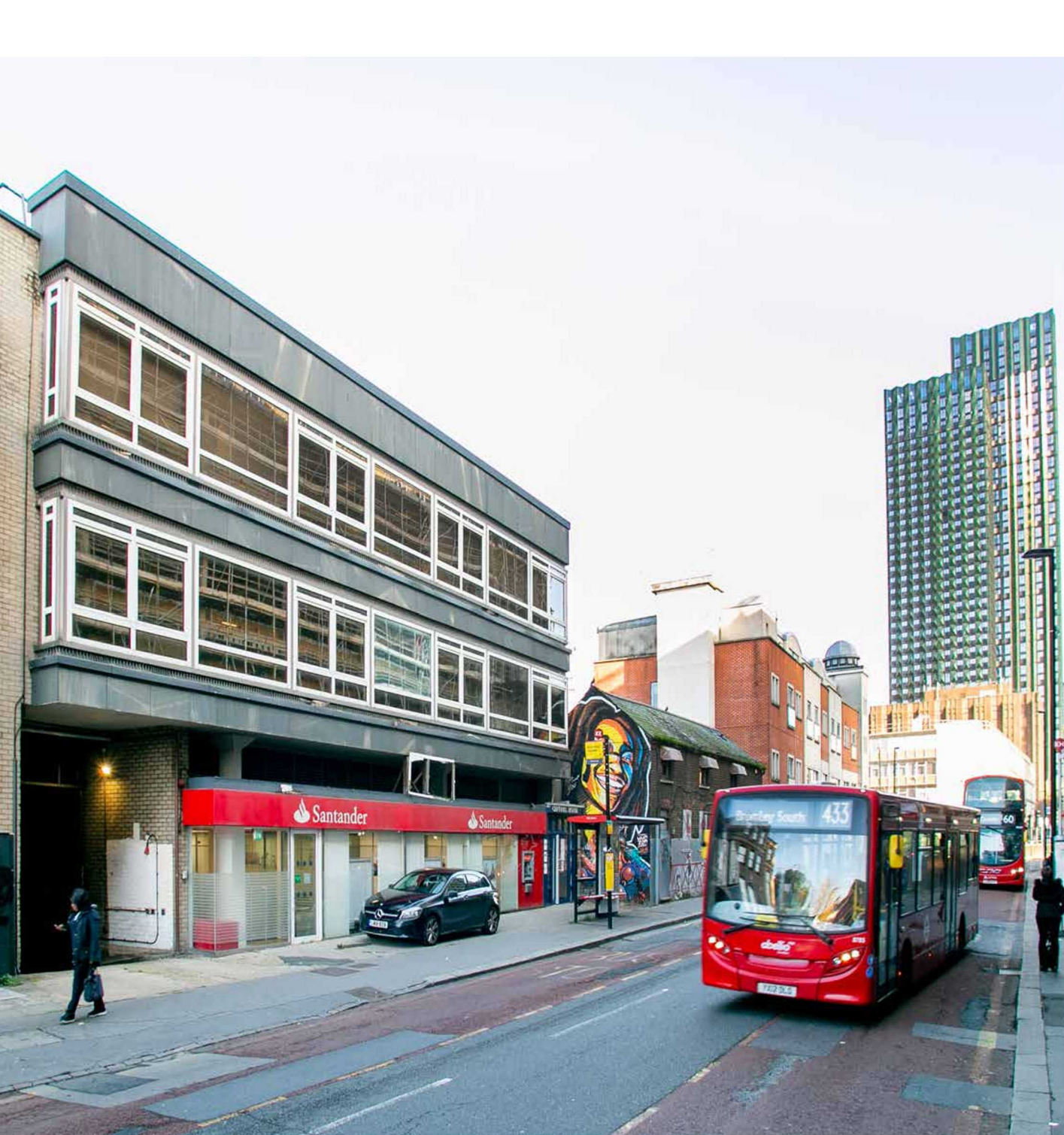
AMENITIES

- › Access from George Street and Park Street
- › Secure basement car parking
- › Passenger lift
- › Male & Female WCs
- › Shower
- › Suspended ceilings
- › LED lighting (To refurbished space)
- › Air conditioning
- › Perimeter trunking

ACCOMMODATION

Floor	Sq ft	Sq m
3rd Floor (George St)	2,554	237.27
2nd Floor (George St)	2,510	233.18
1st Floor (George St)	2,510	233.18
1st Floor (Park St Suite 1.1)	1,369	127.18
1st Floor (Park St Suite 1.2)	1,107	102.84
Total	10,050	933.67





TERMS

New leases available direct with the landlord.

EPC

The property has an EPC rating of D with a score of 98. A certificate is available upon request.

VIEWINGS

Viewings strictly via the sole agents, SHW

Thomas Tarn

M: 07943 579 296
ttarn@shw.co.uk

James Griffiths

M: 07867 232 653
jgriffiths@shw.co.uk

SHW

Subject To Contract: Stiles Harold Williams prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Stiles Harold Williams will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Stiles Harold Williams may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.