



N O R F O L K H O U S E



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4,130 sq ft



# LOCATION

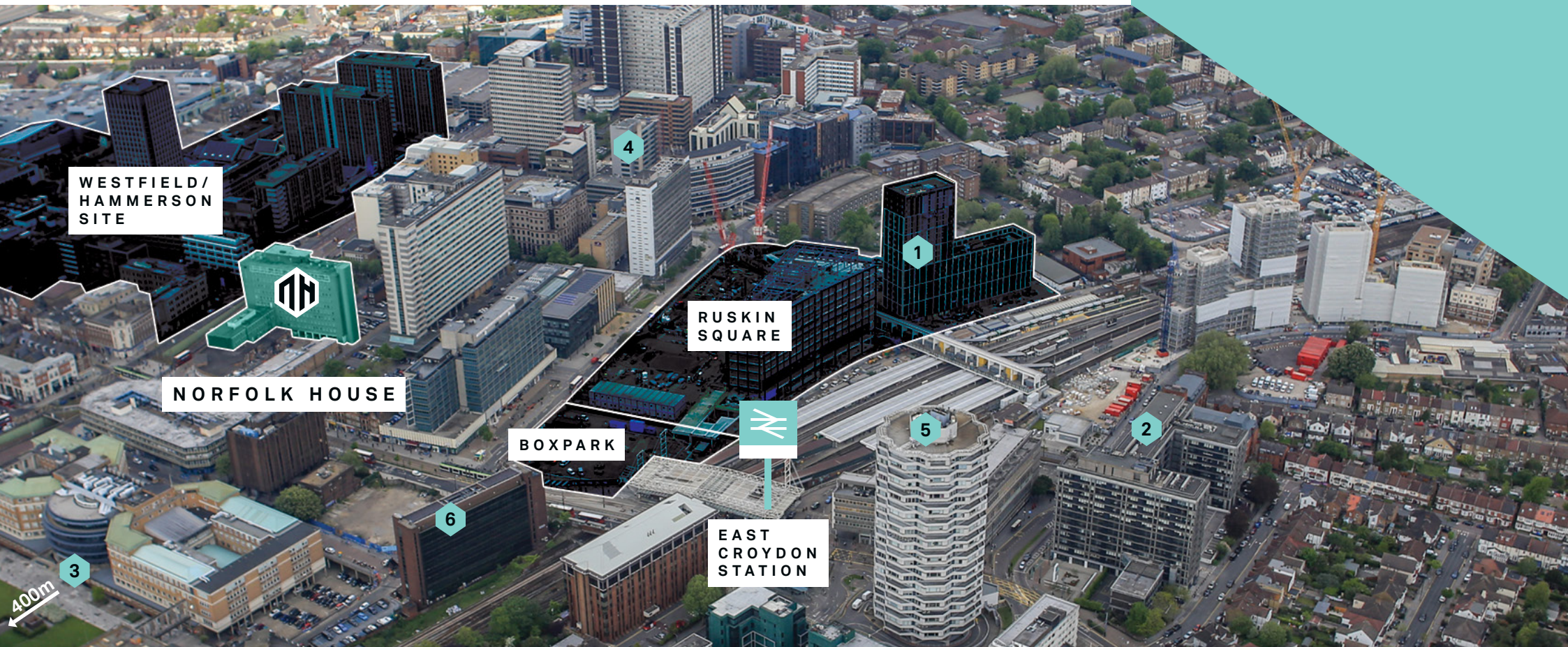
Norfolk House is a landmark office building situated within 350m of East Croydon station. It is within close proximity to the £1.5bn Westfield and Hammerson retail development, newly opened Box Park at East Croydon and Ruskin Square development.

## KEY OCCUPIERS

- 1 HMRC 2 The Body Shop 3 Liverpool Victoria 4 Mott Macdonald 5 Atkins 6 Allianz

## TRAVEL TIMES FROM EAST CROYDON

<b>Clapham Junction</b>	Rail	9 mins
<b>Victoria</b>	Rail	16 mins
<b>Waterloo</b>	Rail	20 mins
<b>Gatwick</b>	Rail	14 mins
<b>London Bridge</b>	Rail	12 mins
<b>Beckenham Junction</b>	Rail	16 mins
<b>Canary Wharf</b>	Rail	35 mins
<b>Wimbledon</b>	Rail	23 mins
<b>M25 J7 / M23 J7</b>	Road	11 miles





# LIFESTYLE

**Croydon has benefited from significant change in the last two years with the delivery of:**

- ◆ Boxpark at East Croydon Station offering 44 pop up restaurants, bars and cafes
- ◆ Croydon Partnership delivering 2 million sq ft of retail replacing The Whitgift Centre and Centrale
- ◆ Improved infrastructure, new housing and amenities
- ◆ Fairfield Concert Hall redevelopment

PROPOSED WESTFIELD/  
HAMMERSON SITE



BOXPARK

## NEW WESTFIELD SITE

Westfield / Hammerson will soon transform the heart of the town centre through a £1.5 billion scheme to create a new world-class retail and leisure destination with over 300 shops, restaurants and cafes, and a family friendly leisure offer including a multiplex cinema.





# SPECIFICATION

- ◆ Air conditioned
- ◆ Raised floors
- ◆ Manned reception
- ◆ 2 passenger lifts
- ◆ Car parking at 1:1,000 sq ft
- ◆ EPC B (36)
- ◆ New LED Lighting



## AVAILABILITY

FLOOR	SQ.FT	SQ.M
Second	LET	LET
Third	4,130	384
<b>Total</b>	<b>4,130</b>	<b>384</b>

\* Net internal areas

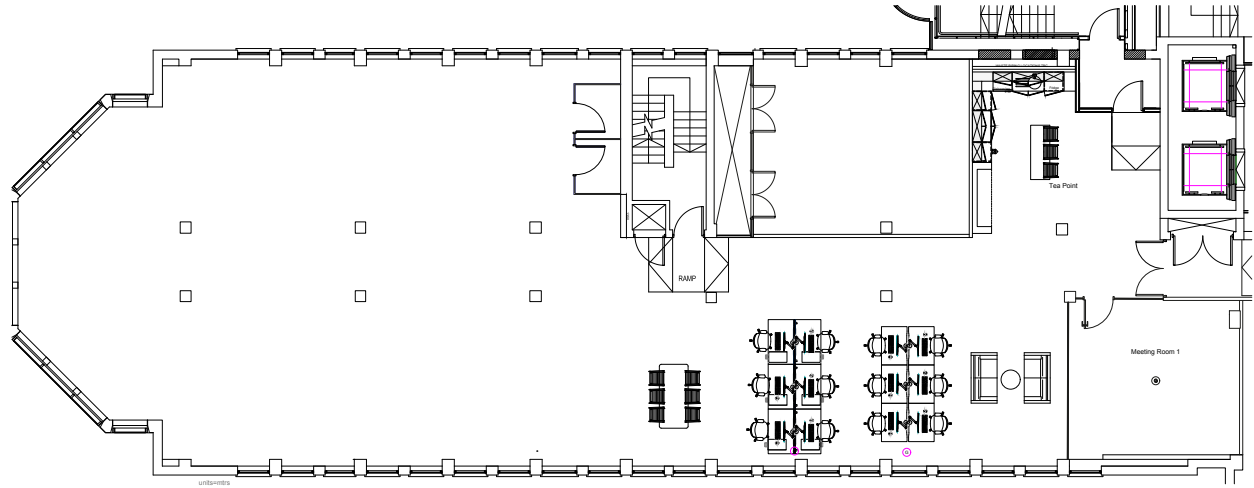
\* Each floor is capable of subdivision into two suites

# TYPICAL FLOOR PLATE

## PART THIRD FLOOR

Fully fitted and furnished and ready for immediate occupation.

- ◆ 12 desks
- ◆ large meeting room
- ◆ kitchen
- ◆ 2 x acoustic high chair
- ◆ 2 x acoustic high chair



### FLOOR SIZE

4,130 Ft<sup>2</sup>

384 M<sup>2</sup>

## AGENTS DETAILS



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**NORFOLK  
HOUSE**

Norfolk House, Wellesley  
Road, Croydon, CR0 1LH