

NORFOLK HOUSE

CROYDON





Travelodge

NORFOLK HOUSE

BROOK STREET

MAYALAN

SUBWAY

THE FRAMING

Norfolk House has been completely transformed, both externally and internally. A comprehensive rebuilding programme has brought the office accommodation up to Grade A standard, following the pre-letting of the rear of the building to Travelodge for a new 147 bedroom hotel in 2006. There is now a total of 39,166 sq ft (3,639 sq m) available on flexible open plan floorplates from 5,326 sq ft (495 sq m).

The refurbishment programme includes new air conditioning and M&E services throughout.



Croydon is London's largest suburban office market with a total office stock of over 7.5 million sq ft. Major occupiers include Nestle, Direct Line Insurance, BT, AIG and Mondial. Norfolk House is one of Croydon's best known landmark buildings occupying a prominent position at the corner of George Street and Wellesley Road. The building accommodates headquarters office premises, a significant retail parade and a new Travelodge hotel.



Specification: The office space has been comprehensively reconstructed to meet modern occupational needs. The offices are Grade A specification with the capability to be able to be split by whole floors or in the case of the 2nd and 3rd floors into two separate self-contained wings.

New central plant and air conditioning has been installed with the design criteria allowing for multi-occupancy. The works undertaken have been designed to be considerate to environmental issues with the aim to save energy and running costs.

The building benefits from 25 secure surface car parking spaces providing a net ratio of 1:1567 sq ft.

A full package of warranties will be made available from both the professional team and contractors.

- ▶ New Ceiling mounted VRV Air-conditioning
- ▶ New Suspended Ceilings
- ▶ New LG7 Compliant Light Fittings
- ▶ New Passenger Lifts
- ▶ Floor to Ceiling Height 2.475 m
- ▶ The potential to include a raised floor
- ▶ New reception
- ▶ New curtain walling to Wellesley Road
- ▶ New Toilets on each floor

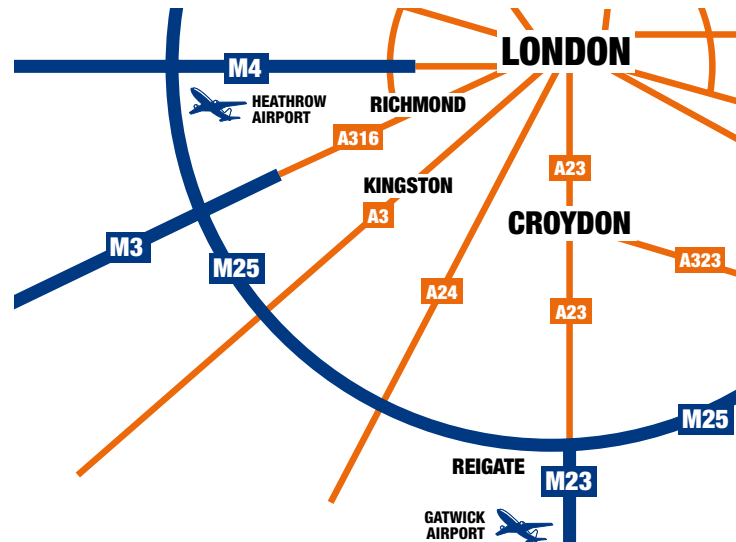


Location

Croydon is strategically located on the A23, a main arterial route between Central London and the M25, London Orbital motorway, 12 miles south of Central London and within close proximity of both Gatwick and Heathrow airports. Gatwick is approximately 16 miles to the south and Heathrow 21 miles to the west.

The new Croydon Tramlink has made a dramatic improvement on public transport services East and West from Croydon. The nearest tram stop for Norfolk House is on Wellesley Road, very close to the entrance to the property.

An extension and upgrade of services on the East London line is also planned, linking West Croydon station to that line by 2010. Norfolk House is located within easy walking distance of both East Croydon station and Croydon town centre.



Maps Not to Scale - For Identification Purposes Only.

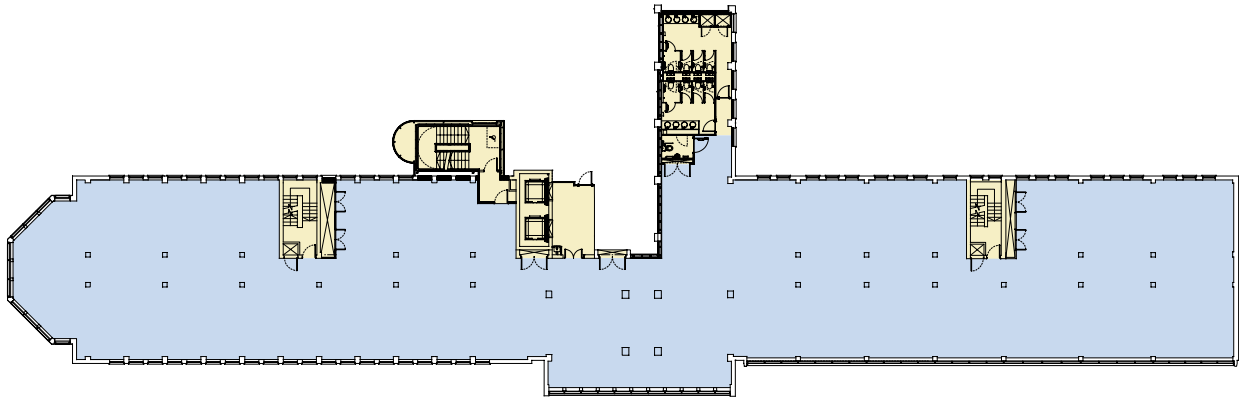
Communications

Norfolk House is situated on Wellesley Road, within a 3 minute walk to East Croydon station. Rail communications from the station are exceptional linking Croydon with Central London and the south coast. Regular services depart into London Victoria station with a fastest journey time of 15 minutes and London Bridge with a fastest journey time of only 12 minutes. Direct services to Gatwick airport also run regularly and take only 20 minutes. The Thameslink service also links Croydon with Kings Cross, Blackfriars, London Luton Airport and Brighton.

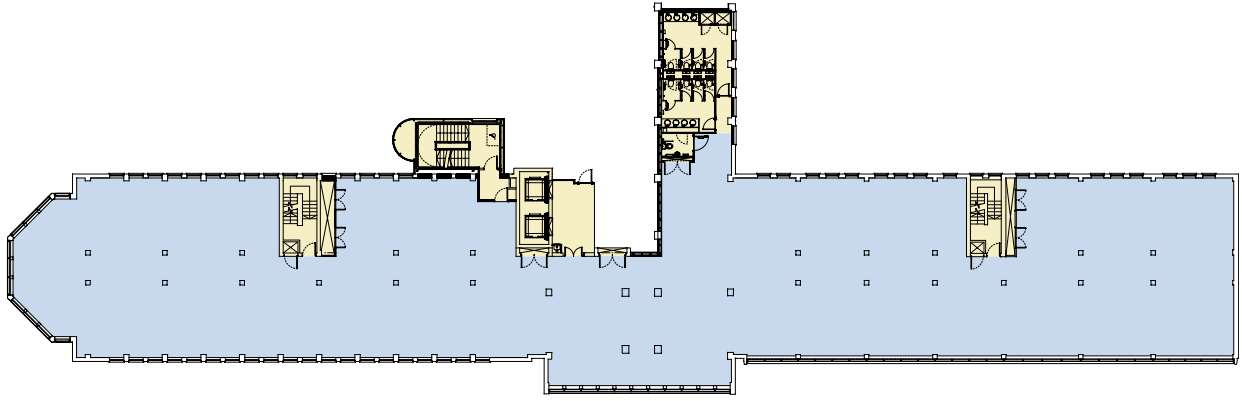
Amenities

Croydon is one of the biggest retail centres outside of central London, all within an easy walk of the building. The Whitgift shopping centre is one of the country's top five shopping destinations and the newly developed Centrale shopping centre is anchored by a new major House of Fraser store. The new Park Place development is also planned to provide up to a further 1 million sq ft of retailing for Croydon.

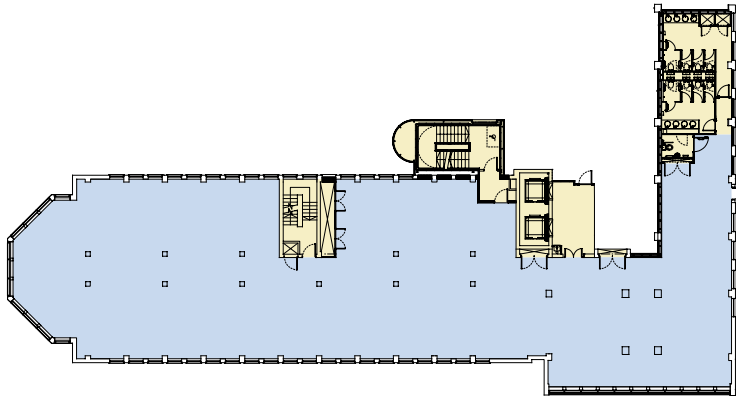
2nd floor



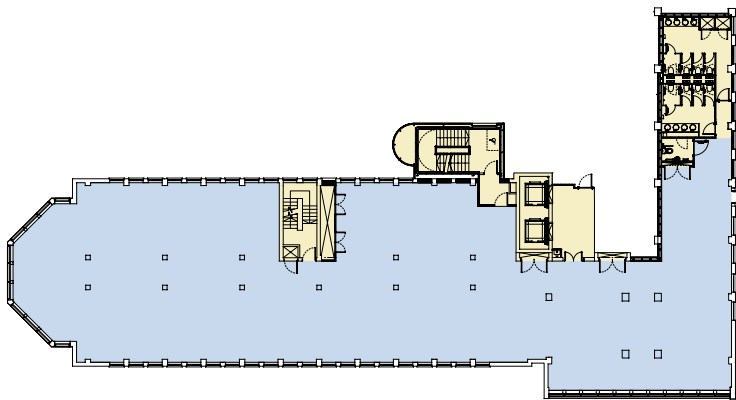
3rd floor



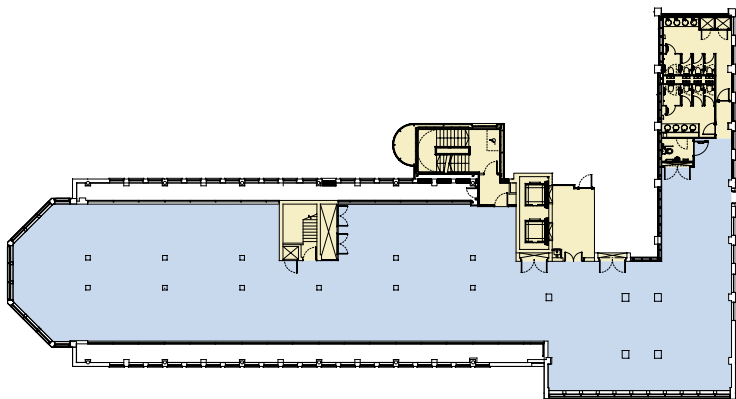
4th floor



5th floor



6th floor



Accommodation

Schedule of available accommodation:

Floor	Availability
2nd	10,662 sq ft
3rd	10,767 sq ft
4th	6,195 sq ft
5th	6,216 sq ft
6th	5,326 sq ft
Total	39,166 sq ft

Norfolk House offers flexibility and can accommodate requirements from 5,326 sq ft upwards.

The open plan floorplate is one of the largest in Croydon



Terms

Flexible FRI lease terms are available.

Viewing

By appointment through the joint sole agents:

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