

# OFFICES TO LET

Refurbished and  
unrefurbished space

752–12,933 sq ft



## GROSVENOR HOUSE

125 HIGH STREET CROYDON CR0 9XP

[grosvenorhouse-croydon.co.uk](http://grosvenorhouse-croydon.co.uk)

## AMENITIES

The available refurbished floors are located on the upper levels of the building and benefit from:

General building amenities include:



Raised access flooring with cabling



Partitioned offices/meeting rooms



6th floor café/ breakout area (for use by 9th floor tenants & Optivo staff only)



Kitchenettes



Shower facilities



Secure car parking



Male, female & disabled WCs



Air handling units



On site security during business hours

## DESCRIPTION

The building was refurbished and over clad and spans 10 floors of predominantly open plan office space with its main entrance projected forward on the High Street. The available refurbished floors are located on the upper levels of the building, with wonderful views of the town. Alternatively there are floors which have yet to be refurbished on which a tenant can upgrade to suit their requirement. The larger floors could be split, subject to terms agreed.

## TERMS

Available on new leases direct from the Landlord Optivo. Please call or email for quoting terms, floor plans and appointments to inspect via the joint agents.

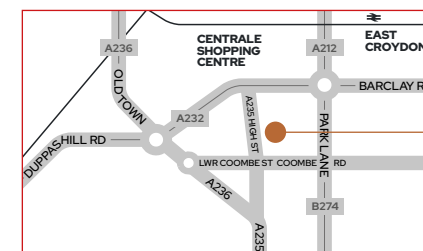
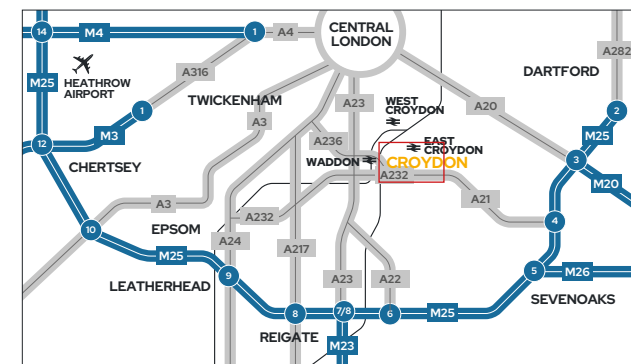
\*Photography is indicative of the refurbished space available.



## LOCATION

Grosvenor House is located on the High Street (A235) on the south side of Croydon town centre on the fringe of the civic quarter.

This is the southern gateway into Croydon and offers proximity to nearby bars and restaurants, the High Street amenities and the market. The A235 is a busy bus route and East Croydon railway station is within 15 minutes' walking distance, providing frequent services to London (approx. 15 mins) and the south coast (approx. 45 mins).



**GROSVENOR HOUSE**  
125 HIGH STREET  
CROYDON CR0 9XP

FLOOR AREAS	SQ FT	SQ M
<b>Unrefurbished</b>		
4th floor	5,675	527.0
7th floor	1,558	114.7
7th floor	752	69.9
8th floor	1,579	146.7
<b>Refurbished</b>		
Part 9th floor	3,369	313.0
<b>TOTAL</b>	<b>12,933</b>	<b>1,171.3</b>

## SERVICE CHARGE

Further information available on request.

## VAT

Payable at the prevailing rate.



**Vanessa Clark**  
vanessa@sinclairclark.co.uk  
07889 164772

**Boddy & Edwards**

020 3370 2218  
boddyandedwards.co.uk

**Barry Munday**  
barry@boddyandedwards.co.uk  
07825 136129

[grosvenorhouse-croydon.co.uk](http://grosvenorhouse-croydon.co.uk)

These particulars and terms are issued by the agents on the understanding that any negotiations respecting the property mentioned are conducted through them, they do not constitute an offer and shall not be incorporated in any contract, either in whole or in part. Neither agents nor the vendors of the property shall be responsible for any inaccuracy whatsoever in the particulars and terms referred to, or any expense that may be incurred in visiting the property should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through the agents before viewing. Subject to contract. All figures quoted are exclusive of VAT. All measurements are approximate. June 2022.