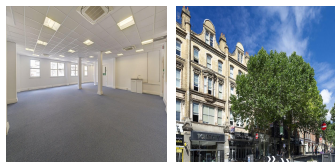


Serviced Office Space UK

38-40 High Street

London CRO 1YB



Centrally located on the corner of Croydon High Street and Katharine Street, only a few minutes-walk from both East and West Croydon railway stations, and George Street Tramlink. The building is well supplied with local amenities, sitting amidst the bustling bars and restaurants within the High Street and backing onto the vibrant Surrey Street food market.

A modern, air conditioned office building behind a highly attractive Edwardian stone façade with central atrium and spacious entrance reception. The versatile individual office suites have good natural light, LED lighting and double glazing. A tailor-made, turn-key office solution giving you your own private suite, with your choice of layout, furniture and dedicated IT services, on terms from two years at a fixed all-inclusive monthly cost. Own private suite Workstations, plus kitchen, meeting room and informal break out area Personalised fit-out and furniture with your choice of configuration, excellent natural light, your own company branding in reception. Primary 100MB Connection (Upload & Download), secondary 50MB Connection (Upload & Download), two Diverse Fibre Routes, dedicated Bandwidth, 2x Public IP Addresses, local Engineering Presence, full serviced office and IT support package available separately.

transport links

Underground	Victoria Station
Train Station	Sutton (Surrey) Train Station
Road Link	N/A
Airport	London Biggin Hill Airport

Serviced Offices

- **Max Size** : 24 wkstns
- **Min Term** : 24 mnths