

NORFOLK HOUSE 4TH FLOOR

Serviced Offices & Coworking Space

Flexible Workspace Solutions in Croydon



Norfolk House, 4th Floor
East Croydon, London



Premium
Workspace
Solution



WELCOME TO NORFOLK HOUSE

Flexible Workspaces in the Heart of Croydon

Located just moments from East Croydon Station, Norfolk House offers a modern and professional environment designed for businesses of all sizes. Whether you're a startup, freelancer, remote team, or established company, our serviced offices and coworking spaces provide the flexibility, convenience, and connectivity needed to thrive.

With fully furnished offices, high-speed internet, meeting facilities, and professional reception services, Norfolk House combines the benefits of a prestigious business address with the freedom of flexible lease terms. Its prime location places you within easy reach of Central London, Gatwick Airport, and key commercial destinations across the South East.

Our collaborative coworking environment encourages networking, creativity, and productivity while offering a comfortable and inspiring workspace for today's professionals.

-  Prime East Croydon Location
-  Fully Furnished Offices
-  Flexible Lease Terms
-  Coworking & Private Office Options
-  High-Speed Internet
-  Professional Reception Services
-  Meeting & Conference Facilities
-  Excellent Transport Links to London & Gatwick Airport

LOCATION MAP



Norfolk House, Croydon

Situated adjacent to East Croydon Station, this property is strategically located in one London's most connected zones, offering exceptional connectivity and amenities.



2 mins
East Croydon Station



15 mins
London Bridge



17 mins
Victoria Station



30 mins
Gatwick Airport



LOCATION & CONNECTIVITY

CONNECTED TO LONDON. POSITIONED FOR BUSINESS.

Situated adjacent to East Croydon Station, Norfolk House benefits from one of South London's most strategic business locations. With fast rail services to Central London, Gatwick Airport, and the wider South East, businesses enjoy exceptional accessibility for employees, clients, and visitors alike.

The surrounding area offers a vibrant mix of retail, dining, hospitality, and professional services, creating a dynamic environment for modern businesses. From cafés and restaurants to banks, fitness centres, and shopping facilities, everything needed for a productive workday is within easy walking distance.



PRIME BUSINESS LOCATION

Adjacent to East Croydon Station



FAST RAIL CONNECTIONS

London Bridge	15 mins
Victoria Station	17 mins
Clapham Junction	10 mins
Gatwick Airport	30 mins



NEARBY AMENITIES

Cafés & Restaurants	Whitgift & Centrale Shopping Centres
Hotels & Accommodation	Fitness & Wellness Facilities
Banks & Financial Services	



QUICK CONNECTIONS

Excellent transport links put you minutes from Central London and key destinations across the UK.



EAST CROYDON STATION

2 mins walk



LONDON BRIDGE

15 mins



VICTORIA STATION

17 mins



CLAPHAM JUNCTION

10 mins



GATWICK AIRPORT

30 mins



CANARY WHARF

35 mins



HEATHROW AIRPORT

60 mins

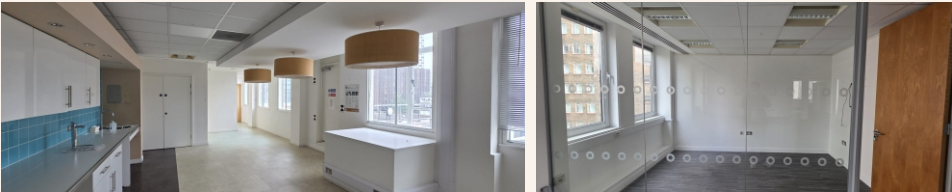
SERVICED OFFICES

Private. Professional. Productive.

Norfolk House offers a range of fully furnished, move-in ready private offices designed to support businesses of all sizes. Enjoy a professional environment with premium amenities, flexible terms, and the freedom to focus on what matters most-growing your business.

OFFICE FEATURES

- **Fully Furnished Offices**
Contemporary furniture and ergonomic setups.
- **High-Speed Internet**
Reliable, secure and business grade connectivity.
- **24/7 Secure Access**
Secure building with keyless entry.
- **Professional Reception Services**
Welcome your clients with a professional touch.
- **Meeting Rooms Included**
Access to modern meeting rooms.
- **IT & Admin Support**
On-site support to keep your business running smoothly.
- **Daily Cleaning Services**
Spotless offices, every single day.
- **Kitchen & Breakout Areas**
Relax and recharge in comfortable spaces.
- **Flexible Terms**
Short or long-term options to suit your business needs.



OFFICE SIZE & CAPACITY OPTIONS

Choose the perfect space for your team. From compact offices for small teams to larger suites for growing businesses.

- **3 Seater**
Private offices ideal for freelancers, consultants, and small startups.
- **4 Seater**
Comfortable office suites designed for small teams and growing businesses.
- **5 Seater**
Dedicated team offices with space for collaboration and productivity.
- **6 Seater**
Larger office suites suitable for established departments and expanding companies.
- **9 Seater**
Enterprise-sized offices accommodating up to 24 workstations, perfect for larger operations.

Meeting Facilities: Dedicated 8-9 person meeting room available for presentations, client meetings, and team sessions.

WHY CHOOSE OUR SERVICED OFFICES?

- ✓ Prestigious business address
- ✓ Plug & play workspace
- ✓ Scalable as your business grows
- ✓ All-inclusive pricing
- ✓ No hidden costs
- ✓ Focus on your business, leave the rest to us

ALL-INCLUSIVE AMENITIES

Everything you need, included in one simple monthly fee.

- **Business Rates**
- **Utilities (Electricity, Heating & Water)**
- **Superfast Wi-Fi**
- **Insurance**
- **Reception & Mail Handling**
- **Use of Meeting Rooms**
- **Kitchen & Breakout Areas**
- **Cleaning & Maintenance**

COWORKING SPACES

Connect. Collaborate. Create.

Designed for freelancers, entrepreneurs, remote professionals, and growing teams, Norfolk House offers flexible coworking solutions in a vibrant and inspiring environment. Whether you need a desk for a day, a dedicated workspace, or a monthly membership, our coworking spaces provide the perfect balance of flexibility, productivity, and community.

Enjoy modern facilities, professional business support, and opportunities to connect with like-minded professionals - all within one of Croydon's most accessible business locations.



Vibrant
Community



Superfast
Wi-Fi



Modern
Amenities



Prime Croydon
Location



Secure 24/7
Access



Coworking Space Under Development

FLEXIBLE MEMBERSHIP OPTIONS

HOT DESKS

Work from any available desk within our coworking area.

Ideal For:

- Freelancers
- Remote Workers
- Business Travellers
- Start-ups

Benefits:

- ✓ Flexible daily access
- ✓ No long-term commitment
- ✓ High-speed Wi-Fi
- ✓ Access to communal areas

DEDICATED DESKS

Your own reserved workspace within a collaborative environment.

Ideal For:

- Regular Coworkers
- Small Business Owners
- Consultants
- Hybrid Workers

Benefits:

- ✓ Personal dedicated desk
- ✓ Secure storage options
- ✓ Business address access
- ✓ Consistent workspace

COWORKING MEMBERSHIPS

Flexible plans designed to suit different working styles.



Day Pass

Perfect for occasional use and business meetings.



Part-Time Membership

Access for selected days each month.



Full-Time Membership

Unlimited access during business hours.



Premium Membership

Includes meeting room credits and additional business services.

BENEFITS OF COWORKING AT NORFOLK HOUSE

Collaborative Community

Connect with professionals, entrepreneurs, and growing businesses.

Flexible Working

Work when and how you need without lengthy commitments.

Prime Business Address

Establish your presence in a prestigious Croydon location.

Professional Environment

Enjoy a productive workspace designed for modern professionals.

Networking Opportunities

Build valuable connections through a diverse business community.

Cost-Effective Solution

Access premium facilities without the overheads of a private office.

Fully Equipped Facilities

Everything you need to work efficiently and professionally.

Business Support Services

Reception, mail handling, meeting rooms, and administrative support.

WHY CHOOSE COWORKING?

Join a vibrant community of professionals in a modern, collaborative environment designed to inspire productivity and growth.



Collaboration



Professional Environment



Flexibility



Prime Location



Networking



Premium Amenities

FACILITIES & AMENITIES

Everything You Need. All in One Place.

Norfolk House provides a comprehensive range of premium facilities and amenities designed to support your business, enhance productivity, and ensure a comfortable working environment every day.



PROFESSIONAL RECEPTION SERVICES

A warm welcome for you and your clients with professional reception support, visitor management, and mail handling services.



SUPERFAST WI-FI

High-speed, secure internet connectivity designed to keep your business connected and running smoothly.



MEETING ROOMS

Modern meeting and conference rooms equipped with the latest technology for presentations, team discussions, and client meetings.



KITCHEN & BREAKOUT AREAS

Fully equipped kitchen facilities and comfortable breakout spaces where you can relax, recharge, and connect with colleagues.



PRINTING & SCANNING & BREAKOUT AREAS

Convenient on-site printing, scanning, and copying facilities available whenever you need them.



AIR CONDITIONING

Climate-controlled office environments designed to provide comfort throughout the year.



24/7 SECURITY & ACCESS

Secure building access with CCTV monitoring, controlled entry systems, and round-the-clock security measures.



DAILY CLEANING SERVICES

Professional cleaning services ensure all workspaces, meeting rooms, and communal areas remain spotless and hygienic.



MAIL HANDLING SERVICES

Reliable mail receipt, collection, and forwarding services to support your day-to-day business operations.



LOUNGE & COLLABORATION AREAS

Comfortable lounge spaces designed for informal meetings, networking, brainstorming, and collaboration.



LIFT ACCESS

Modern high-speed lifts provide convenient access to all floors within the building.



PARKING FACILITIES

Secure parking options available for tenants and visitors, subject to availability.



PREMIER FACILITIES. BETTER BUSINESS.

Our state-of-the-art facilities are designed to support your work, impress your clients and help your business thrive.



Safe & Secure
Your safety is our priority 24/7.



Productive Environment
Everything you need to focus & perform



COST-EFFECTIVE
All-inclusive amenities will no hidden costs.



PRIME LOCATION
Located in the heart of Croydon's business district.



SUSTAINABLE THINKING
Eco-conscious practices for a better future.



SUPPORTIVE COMMUNITY
Join a network of like-minded professionals.

FLOOR HIGHLIGHTS & FLOOR PLAN

Flexible Workspace Designed Around Your Business.

Norfolk House has been thoughtfully designed to create a productive and professional working environment. The floor layout maximizes natural light, promotes efficient workspace planning, and provides the flexibility required by modern businesses.

FLOOR HIGHLIGHTS



ABUNDANT NATURAL LIGHT

Large perimeter windows allow natural daylight to flow throughout the workspace.



FLEXIBLE WORKSPACE CONFIGURATION

Office layouts can be adapted to accommodate changing team sizes and business needs.



EFFICIENT SPACE PLANNING

Optimized circulation routes ensure easy movement between offices, meeting rooms, and



PROFESSIONAL ENVIRONMENT

A balanced mix of private and collaborative spaces designed to support different working styles.



ACCESSIBILITY

Lift access and convenient facilities throughout the building for ease of use.



MODERN INFRASTRUCTURE

High-speed connectivity, air conditioning, and contemporary office facilities.

FLOOR HIGHLIGHTS



FLEXIBLE FOR GROWING BUSINESSES

Scale your workspace as your team expands.



COLLABORATIVE ENVIRONMENT

Designed to encourage interaction and knowledge sharing.



EFFICIENT LAYOUT

Maximizes usable office space while maintaining comfort.

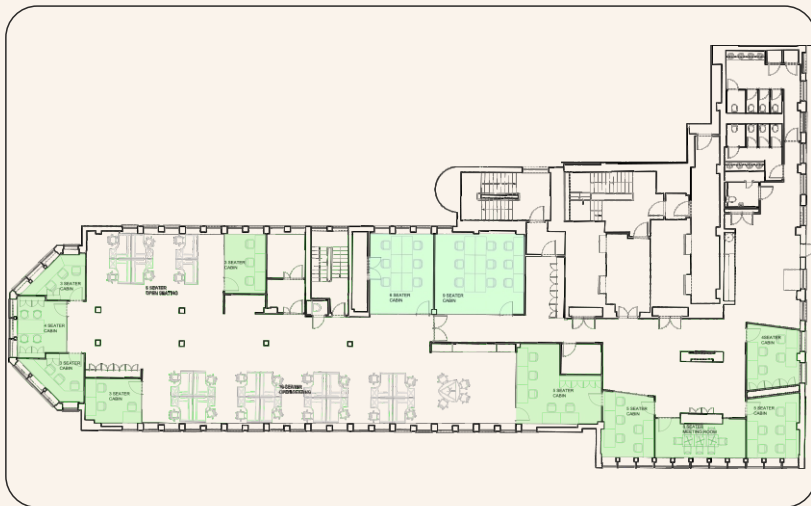


PREMIUM BUSINESS SETTING

Professional surroundings suitable for clients, meetings, and daily operations.

FLOOR PLAN OVERVIEW

A smart, efficient layout combining private offices, collaborative spaces, and premium business facilities.



FLOOR PLAN LEGEND

- ✓ Reception Area
- ✓ Private Offices
- ✓ Coworking Zone
- ✓ Meeting Rooms
- ✓ Kitchen & Breakout Area
- ✓ Breakout Lounge
- ✓ Lift Lobby
- ✓ Washrooms
- ✓ Emergency Exits
- ✓ Printing & Support Area



NATURAL LIGHT

Large windows provide excellent natural light throughout the day.



FLEXIBLE LAYOUT

Easily reconfigure spaces to suit your team's needs and grow with your business.



COLLABORATIVE SPACES

Open areas and breakout zones encourage teamwork and innovation.



COMFORT & WELLBEING

Modern design, plants, and natural light create a healthier workspace.



PREMIUM FACILITIES

High-quality amenities and infrastructure support your daily business operations.

WHY CHOOSE NORFOLK HOUSE

Flexible Workspace. Professional Environment. Exceptional Connectivity.

At Norfolk House, we understand that every business has unique requirements. That's why we offer flexible workspace solutions designed to adapt to your needs- whether you're a freelancer, start-up, growing business, or established enterprise.

Combining premium office facilities, modern coworking spaces, excellent transport links, and a vibrant business community, Norfolk House provides everything you need to work productively and grow with confidence.

THE NORFOLK HOUSE ADVANTAGE

FLEXIBLE LEASE TERMS

Choose from short-term or long-term agreements tailored to suit

COWORKING & PRIVATE OFFICE OPTIONS

BUSINESS SUPPORT SERVICES

Reception services, mail handling, meeting

PRIME BUSINESS ADDRESS

Enhance your company's professional image with a

EXCELLENT CONNECTIVITY

Located adjacent to East Croydon Station, providing fast access to Central London, Gatwick Airport,

PROFESSIONAL WORKING ENVIRONMENT

Modern workspaces designed to support productivity, collaboration,

ALL-INCLUSIVE FACILITIES

One simple monthly fee covering essential business amenities and operational services.

SCALABLE WORKSPACE SOLUTIONS

Easily expand your workspace as your team and business requirements evolve.



JOIN A THRIVING BUSINESS COMMUNITY

Norfolk House is home to a diverse network of entrepreneurs, professionals, consultants, and growing businesses. The collaborative atmosphere encourages networking, knowledge sharing, and new business opportunities.

Whether you're meeting clients, building partnerships, or growing your team, Norfolk House provides the ideal environment to support your success.

PERFECT FOR

Start-ups & Entrepreneurs

Small & Medium Businesses

Remote & Hybrid Teams

Growing Companies

Consultants & Professionals

International Businesses

KEY BENEFITS

WORK SMARTER

Modern facilities and flexible workspaces designed to maximize productivity.

STAY CONNECTED

Outstanding rail, tram, and road connections across London and the South East.

GROW YOUR NETWORK

Become part of a professional business community that supports collaboration and growth.

IMPRESS YOUR CLIENTS

Professional reception services and contemporary meeting facilities create the right first impression.

FOCUS ON YOUR BUSINESS

Leave facilities management, maintenance, and operational support to us.

NORFOLK HOUSE

YOUR BUSINESS.YOUR SPACE. YOUR SUCCESS

Discover flexible workspace solution designed for today's professionals and tomorrow's growth.



Prime Location in Croydon



Direct Access to East Croydon



30 Minutes to Gatwick Airport



Fast Connections to Central London

AVAILABILITY & PRICING

Flexible Plans Designed Around Your Business Needs.

Choose from a range of private offices and coworking memberships designed to support businesses of all sizes.
Flexible terms. Transparent pricing. Professional environment.



PRIVATE OFFICE AVAILABILITY

Capacity	Availability
3 Seater	Available
4 Seater	Available
5 Seater	Available
6 Seater	Available
9 Seater	Available



COWORKING AVAILABILITY

Membership Type	Access
Hot Desk	Available Daily
Dedicated Desk	Limited Availability
Part-Time Membership	Available
Full-Time Membership	Available
Premium Membership	Available



CAMPARE YOUR OPTIONS

Features	Hot Desk	Dedicated Desk	Private Office
Flexible Access	✓	✓	✓
Dedicated Workspaced	-	✓	✓
Secure Storage	-	✓	✓
Business Address	-	✓	✓
Meeting Room Access	✓	✓	✓
Reception Service	✓	✓	✓
Team Privacy	-	✓	✓
Scalable Space	Limited	Moderate	Full



SPECIAL OFFER MOVE IN TODAY

Flexible lease terms available with immediate occupancy options for qualifying businesses.

Speak to our team for current promotions and bespoke workspace packages.

READY TO FIND YOUR PERFECT WORKSPACE?

Book a viewing or get in touch with our team today.

+44 20 XXXX XXXX

enquiries@norfolkhouse.co.uk

www.norfolkhouse.co.uk

Norfolk House, 30–32 Norfolk Road,
Croydon, Surrey, CR0 1LH,
United Kingdom

SCAN TO ENQUIRE

Scan the QR code to visit our website or fill in the enquiry form.



BOOK A
VIEWING
TODAY

FOLLOW US



ALL PLANS INCLUDE



Superfast
Business Wi-Fi



Professional
Reception Services



Meeting
Room Access



Kitchen &
Breakout Areas



Mail Handling
Services



Daily
Cleaning



Air
Conditioning



24/7
Secure Access



Utilities
Included



Business
Community Events

Get in Touch

WE'D LOVE TO HEAR FROM YOU

Ready to find your perfect workspace?
Our team is here to help you every step of the way.
Book a viewing, request more information,
or simply ask us a question.



BOOK A VIEWING TODAY

Discover your ideal workspace at
Norfolk House.

CONTACT DETAILS

PHONE

+44 20 XXXX XXXX

EMAIL

enquiries@norfolkhouse.co.uk

WEBSITE

www.norfolkhouse.co.uk

ADDRESS

Norfolk House, 30–32 Norfolk Road,
Croydon, Surrey, CR0 1LH, United Kingdom

OPENING HOURS

Monday – Friday: 8:30am – 6:00pm
Saturday – Sunday: Closed

WHY NORFOLK HOUSE?



PRESTIGIOUS
ADDRESS



FLEXIBLE
SOLUTIONS



MODERN
FACILITIES



SUPPORTIVE
COMMUNITY



SECURE &
RELIABLE

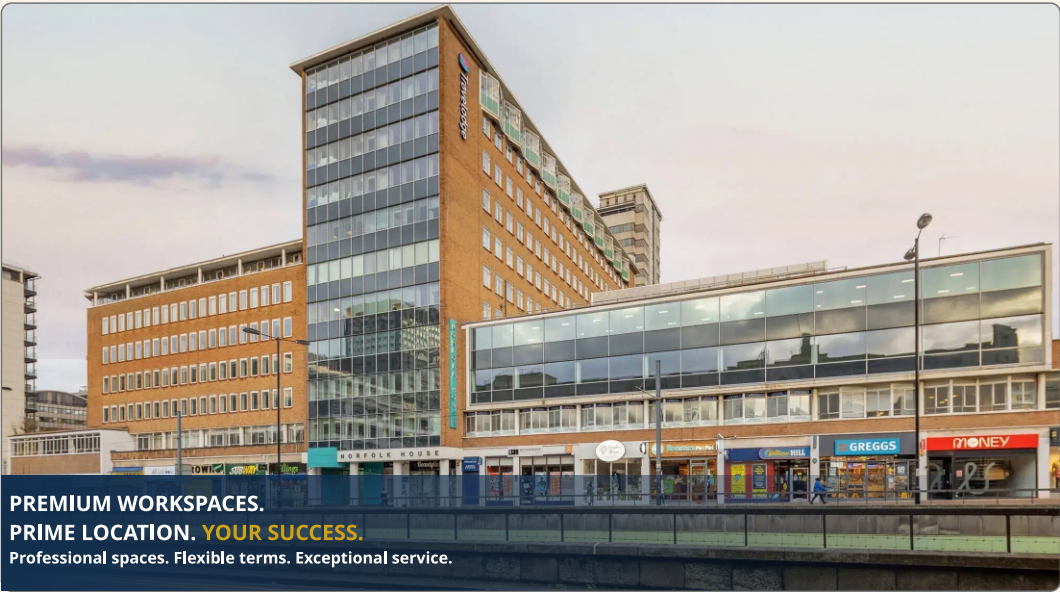


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Scan the QR code to visit our website
or fill in the enquire form directly

FOLLOW US

Stay connected for updates,
news and offers.



PREMIUM WORKSPACES.

PRIME LOCATION. YOUR SUCCESS.

Professional spaces. Flexible terms. Exceptional service.

WE'RE HERE TO HELP

Our friendly team is available to answer your questions
and help you find the right workspace solution for your
business.

Call, email or visit us today –
we look forward to welcoming you!