



ONE
CROYDON



OVERVIEW

A LANDMARK BUILDING RISING 23 STOREYS, PROVIDING OVER 160,000 SQ FT OF OFFICE SPACE ADJACENT TO EAST CROYDON TRAIN AND TRAM STATION.

Instantly recognisable against the London skyline

Undergoing a major refurbishment programme to provide flexible open plan floorplates, capable of subdivision

Croydon is London's largest suburban office market with a number of major occupiers

Flexible suites from 782 sq ft to floorplates of 7,811 sq ft

Suites available as either Cat A, partly fitted or fully fitted and furnished

New building amenities including showers and bookable meeting room

Dedicated on site management team



LOCATION



CROYDON IS HOME TO OVER 9,000 BUSINESSES, MAKING IT THE ECONOMIC AND SOCIAL HEART OF SOUTH LONDON.



CROYDON TOWN CENTRE IS UNDERGOING A TRANSFORMATION WITH A NUMBER OF EXCITING NEW RESIDENTIAL DEVELOPMENTS INCLUDING TEN DEGREES – CROYDON'S TALLEST BUILDING AND THE WORLD'S TALLEST MODULAR BUILDING AS WELL AS THE QUEEN'S QUARTER DEVELOPMENT DESIGNED BY STIRLING-PRIZE WINNING ARCHITECTS.



30+

Blue Chip Companies

4,000,000 sq ft

Office space in Croydon

9,000

National and international businesses in Croydon

Occupiers

- | | | | | |
|-----------------|---------------|---------------------|-------------------------------|-----------------------------------|
| 1
Allianz | 2
AIG | 3
Mott MacDonald | 4
NetworkRail | 5
Home Office UK Border Agency |
| 6
EDF ENERGY | 7
AECOM | 8
ZURICH | 9
HM Revenue & Customs | 10
Goldman Sachs |
| 11
Superdrug | 12
SIEMENS | 13
LSBU | 14
Pension Protection Fund | 15
Shareworks |



*Redevelopment proposal of Whitgift Shopping Center



ON TREND

THE NEW HOME OF THE CAPITAL'S STREET ART MOVEMENT, CROYDON BOASTS EXCITING NEW RETAIL AND DINING EXPERIENCES AT BOXPARK AND RUSKIN SQUARE.

BOXPARK

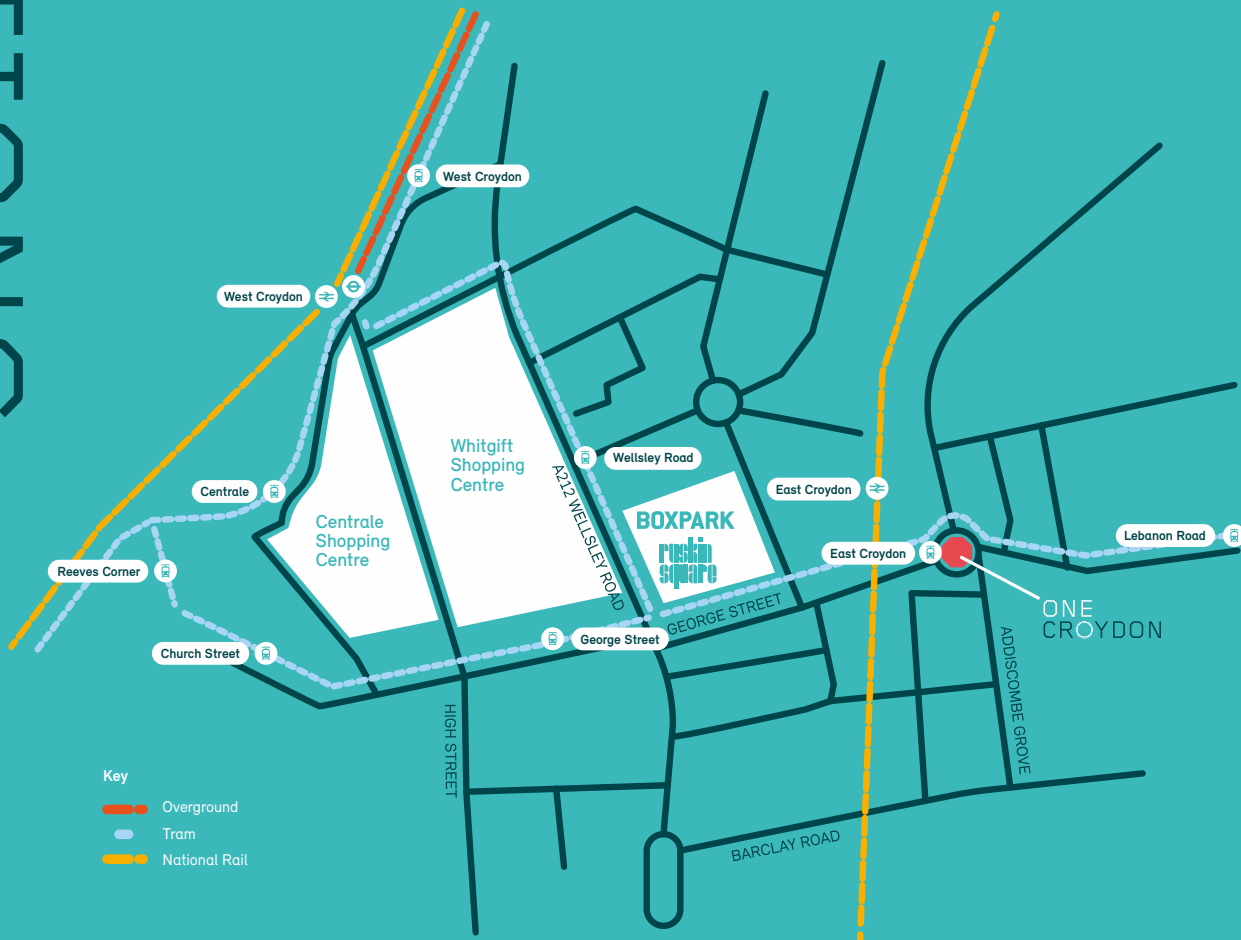
A unique concept which fuses the modern street food market placing local and global brands side by side, to create a unique shopping and dining destination. Boxpark also hosts a number of events and live music nights. Just 100 metres from One Croydon.



CONNECTIONS

LONDON'S BEST CONNECTED URBAN CENTRE

Superbly located next to East Croydon train and tram stations providing fast and frequent rail services to Central London and Gatwick Airport.



Key
— Overground
— Tram
— National Rail

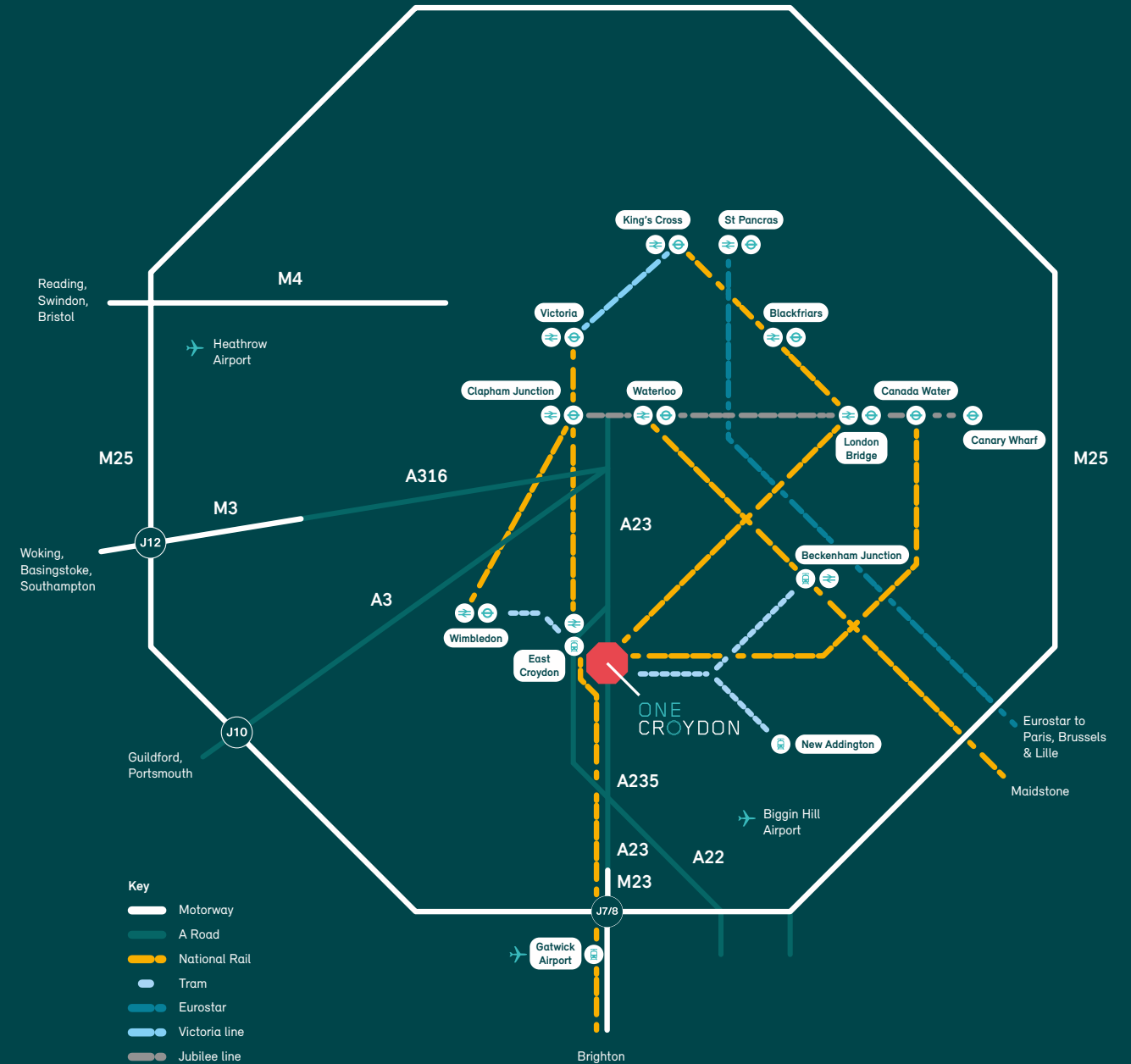
24 million passengers use East Croydon Station a year.

Located next to East Croydon train station, providing fast and frequent rail services to Central London and Gatwick Airport, in addition the Croydon Tramlink provides services from Wimbledon to Beckenham. The London Overground line extension connects Surrey Quays, Canary Wharf and the City to West Croydon.

East Croydon train station is also on the Thameslink line offering a direct service to Brighton, London Bridge, Farringdon, London St Pancras and Luton Airport Parkway.

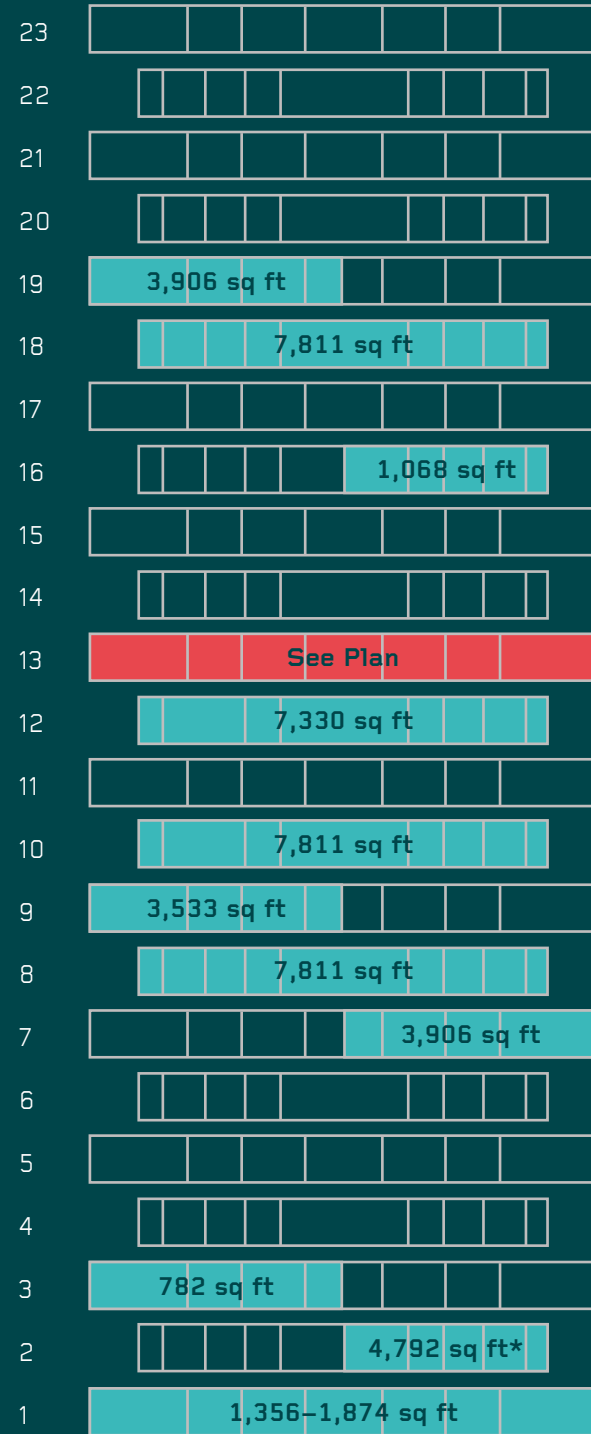
CONNECTION TIMES (MINS)

09	Clapham Junction	14	Gatwick Airport
15	London Bridge	16	Bank / The City
16	London Victoria	21	Canary Wharf
18	London Waterloo	25	King's Cross / St Pancras / Eurostar



Key
— Motorway
— A Road
— National Rail
— Tram
— Eurostar
— Victoria line
— Jubilee line

AVAILABILITY



ONE CROYDON
IS ALREADY
HOME TO SOME
RENOWNED
COMPANIES

dotmailer

Collins

ATKINS

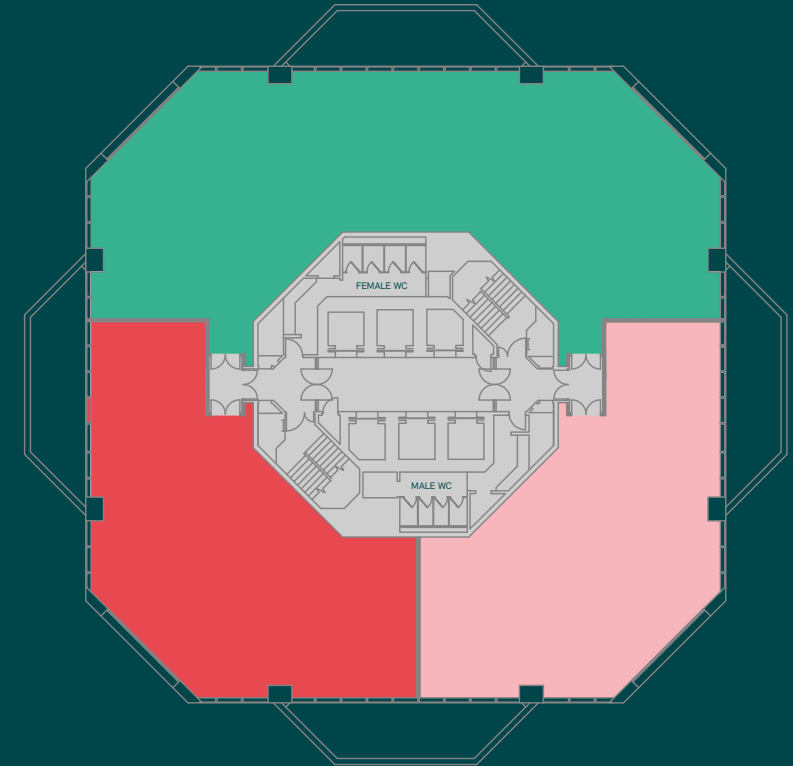
the gym

US
UNIVERSITY
OF SUSSEX

natterbox

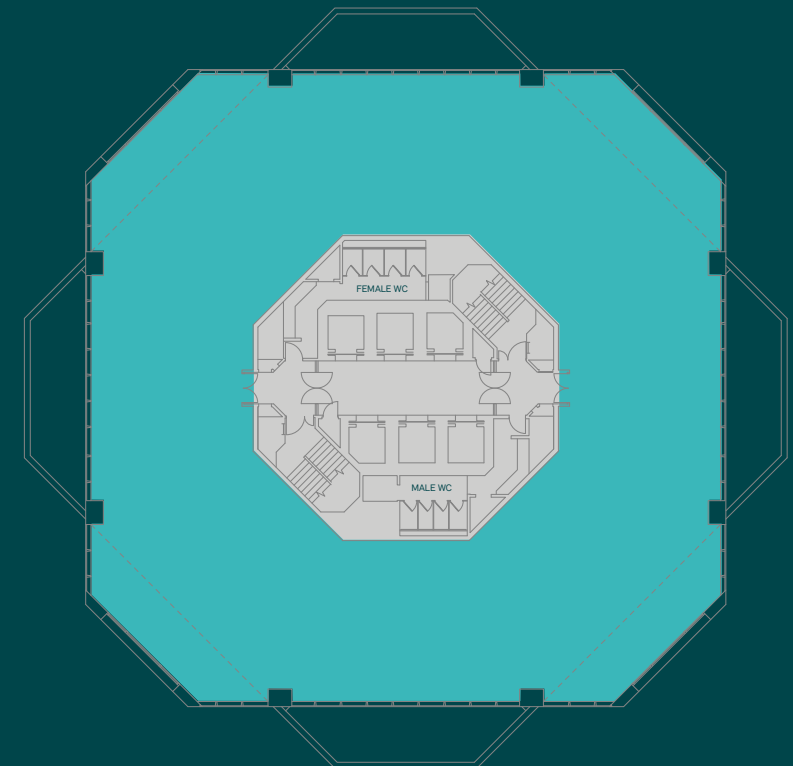
FLOOR 13

- LET
- 2,045 sq ft
190 sq m
- 2,045 sq ft
190 sq m



TYPICAL UPPER

- 7,881 sq ft
732 sq m



*Exposed Services


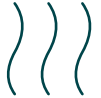









ONE FLOOR



FLOOR
19

A STANDARD FLOOR WITHIN ONE CROYDON IS 7,811 SQ FT AND CAN BE SPLIT MULTIPLE WAYS FROM 2,045 SQ FT UPWARDS.

EITHER CONVENTIONAL OFFICE ACCOMMODATION OR A MORE CONTEMPORARY LOOK AND FEEL BY EXPOSING THE SERVICES CAN BE PROVIDED. FULLY FITTED CAT A+ SUITES ALSO AVAILABLE ON THE 7TH FLOOR. FULLY FITTED AND FURNISHED OPTIONS AVAILABLE.

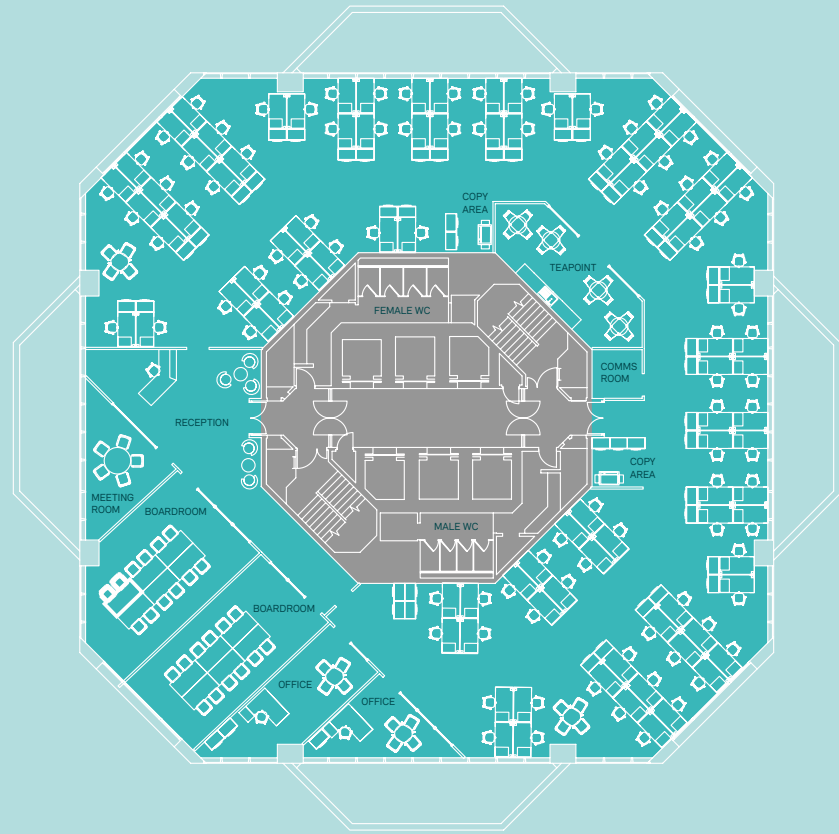
-  Column free space
-  New heat recovery VRF
-  New LG7 compliant light fittings
-  Full access raised floors
-  New carpets
-  Refurbished WCs
-  End of journey facilities
-  Refurbished lift lobbies
-  Six passenger lifts
-  Basement car parking
-  Bookable meeting rooms



LAYOUT

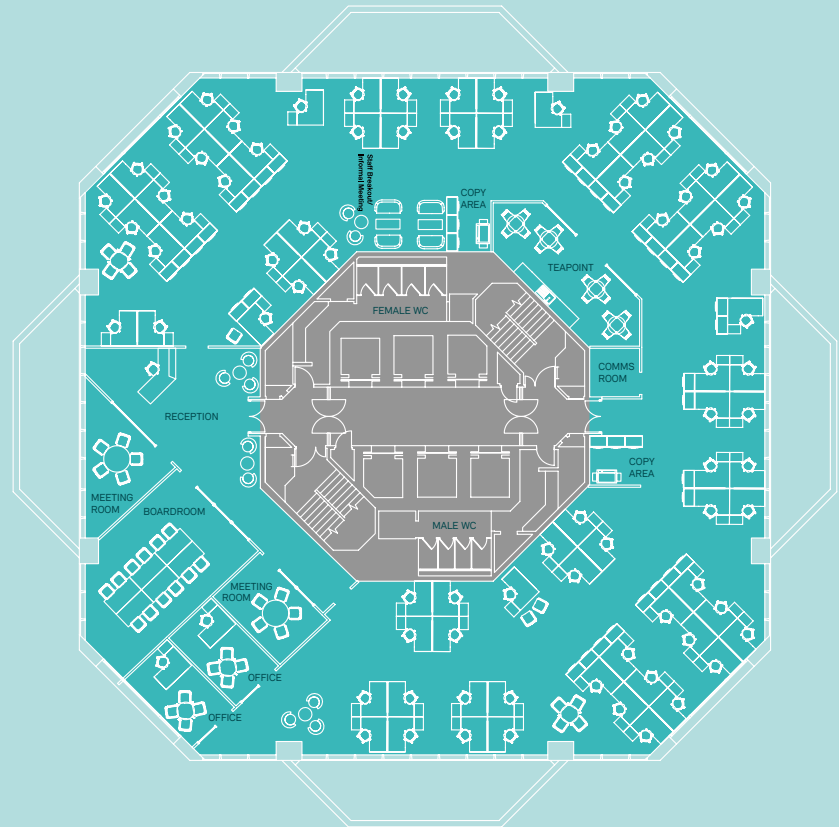
HIGH DENSITY

96 Workstations



LOW DENSITY

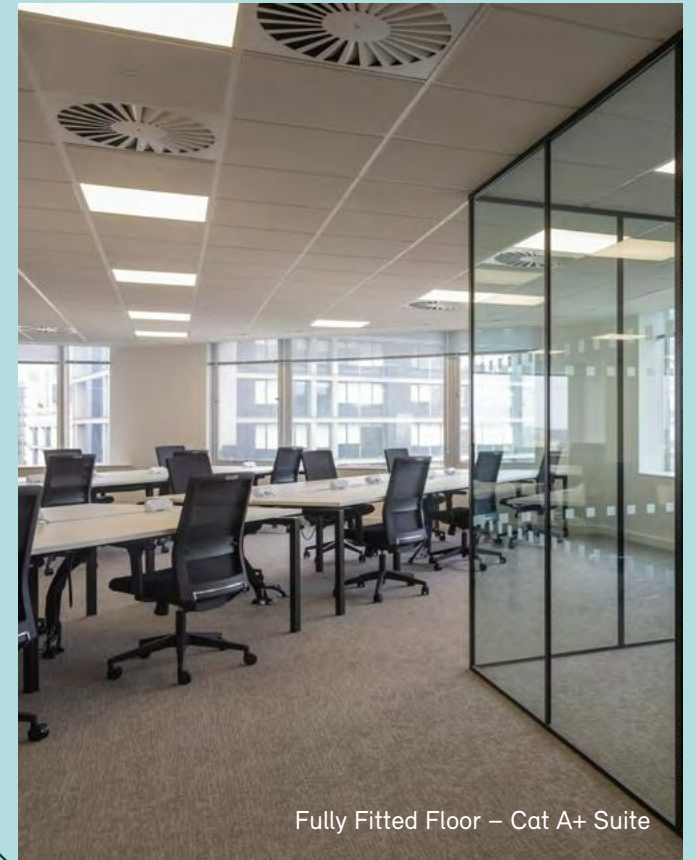
80 Workstations



Fully Fitted Floor – Cat A+ Suite



Basement Shower Facilities



Fully Fitted Floor – Cat A+ Suite



Basement Shower Facilities

COMING SOON...

FULLY REFURBISHED RECEPTION SPACE



DETAILS

Terms

Upon application.

EPC

EPC ratings are available on a per-suite/floor basis.

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