

**MAKING  
PROPERTY  
WORK**

**SHW**

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**TO LET**

**RETAIL – 1,809 SQ FT (168.06 SQ M)**

**Retail 3 Ruskin Square, 1 Ruskin Road, Croydon, Surrey, CR0 1XJ**

**DESCRIPTION**

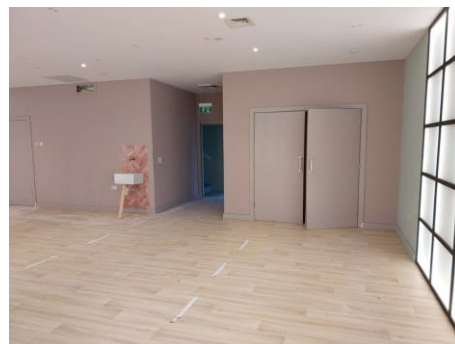
Situated in the heart of Croydon, adjacent to East Croydon station, Ruskin Square is an exciting new 2 million sq ft business, residential and leisure quarter that will position the London borough firmly on the map as one of the best places to live, work and play in the capital. 200,000 sq ft of office and 161 residential units have already been delivered with a further 1 million sq ft of offices and 450 residential units on the way. Ruskin Square is at the centre of all this and combines inspiring offices and beautiful homes with shops, cafes, and relaxing spaces. A place where work, life and leisure meet in the most positive of ways.

**LOCATION**

Croydon is able to offer exceptional accessibility by rail, bus and tram. East Croydon Station is one of the busiest rail stations in the UK, used by 23.3 million passengers a year. The tramlink provides an important east/west link, used by 22 million passengers a year. With a dedicated tram stop outside Ruskin Square, it is estimated over 85,000 passengers alight here each week. Croydon has trams, trains and buses. There are 17 overground stations and 43 bus routes in the borough.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Retail 3	1,809	168.06



**AMENITIES**

- Situated adjacent to East Croydon station
- Ruskin Square combines inspiring offices and beautiful homes with shops and cafes
- Dedicated tram stop right outside Ruskin Square

**RENT**

£45,000 per annum.

**RATES**

We would suggest that interested parties make their own enquiries with the Local Authority.

**VAT**

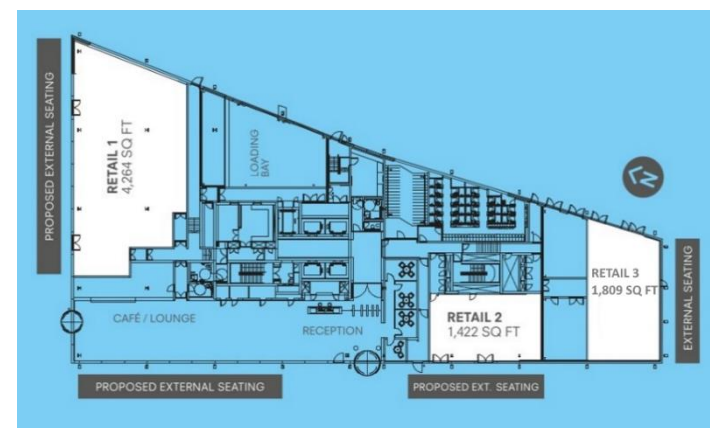
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

An EPC is being prepared and will be available shortly.



**VIEWINGS – 020 8662 2700**

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