

**CORINTHIAN
HOUSE**

CROYDON

A MCKAY BUILDING



FLEXIBLE ACCESSIBLE CENTRAL

Bringing new life to one of Croydon's iconic buildings, McKay Securities has reimaged Corinthian House to offer high-quality, thoughtfully designed, ESG-compliant spaces with suites from 560 sq ft and floors up to 4,885 sq ft. For larger requirements the building allows the flexibility to combine suites or floors.

MANAGED DIRECTLY BY YOUR LANDLORD

Our purpose is to deliver outstanding services as a customer-focused and flexible landlord with occupiers at the heart of everything we do. You will have direct contact with McKay people in McKay buildings.



MAKE AN IMPRESSION

Walk into the newly refurbished reception and you'll know you have found a place where you and your clients are going to feel immediately at home.



Corinthian House has a thriving tenant community and is home to a diverse mix of businesses in sectors such as finance, insurance, commodities and real estate.



HARVEY JONES

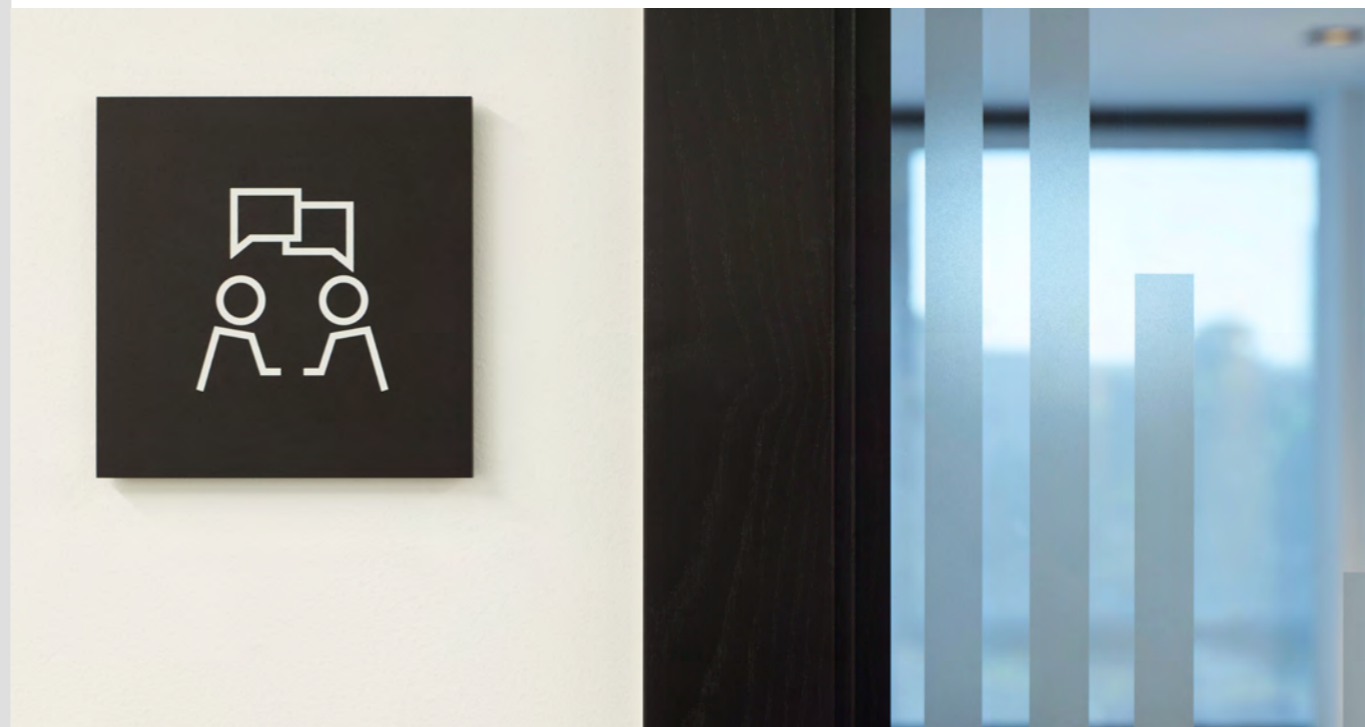


Bentley®

m: MURGITROYD

ONE OF
CROYDON'S
LANDMARK
BUILDINGS,
REIMAGINED
FOR TODAY'S
BUSINESSES

Corinthian House is designed for the changing
shape of modern, forward-thinking businesses.





BUILDING HIGHLIGHTS

Providing an energy-efficient and comfortable environment, Corinthian House offers a host of premium building features, including a newly refurbished, manned reception with new changing rooms, showers, a drying room and cycle storage coming in 2022.

The LED lighting and new air conditioning have helped the refurbished areas achieve an EPC B rating.



Changing Rooms CGI



Secure Cycle Storage CGI



HIGH-QUALITY
TEA POINTS



BOOKABLE
MEETING ROOMS



HI-SPEC
MATERIALS
AND FINISHING



CHANGING
ROOMS



4 SHOWER ROOMS
INCLUDING DISABLED
FACILITIES



SUPERB
NATURAL LIGHT



OPENABLE
WINDOWS



SHOWER
ROOM



34
LOCKERS



DRYING
ROOM



EPC RATING B
(REFURBISHED AREAS)



ON-SITE
PARKING



TWO NEW
13-PERSON LIFTS



SECURE
CYCLE STORE



CAR
CHARGING



LED
LIGHTING



NEW VRF AIR
CONDITIONING IN
ALL REFURBISHED
SUITES

COMING SOON IN 2022



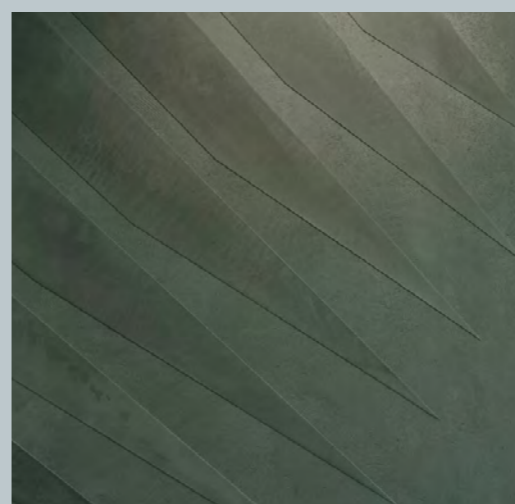
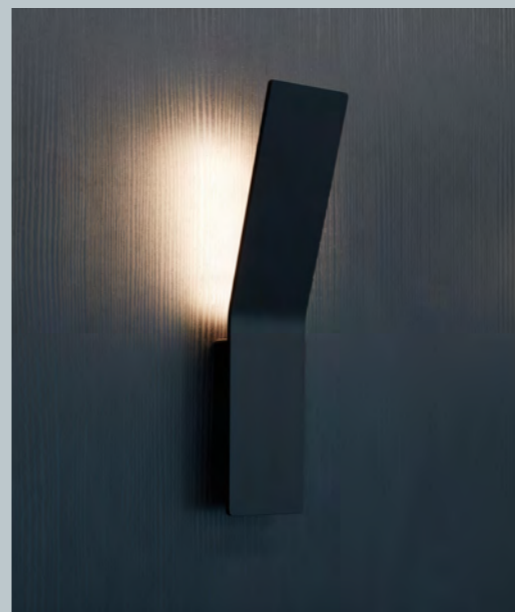
Rear External Entrance CGI



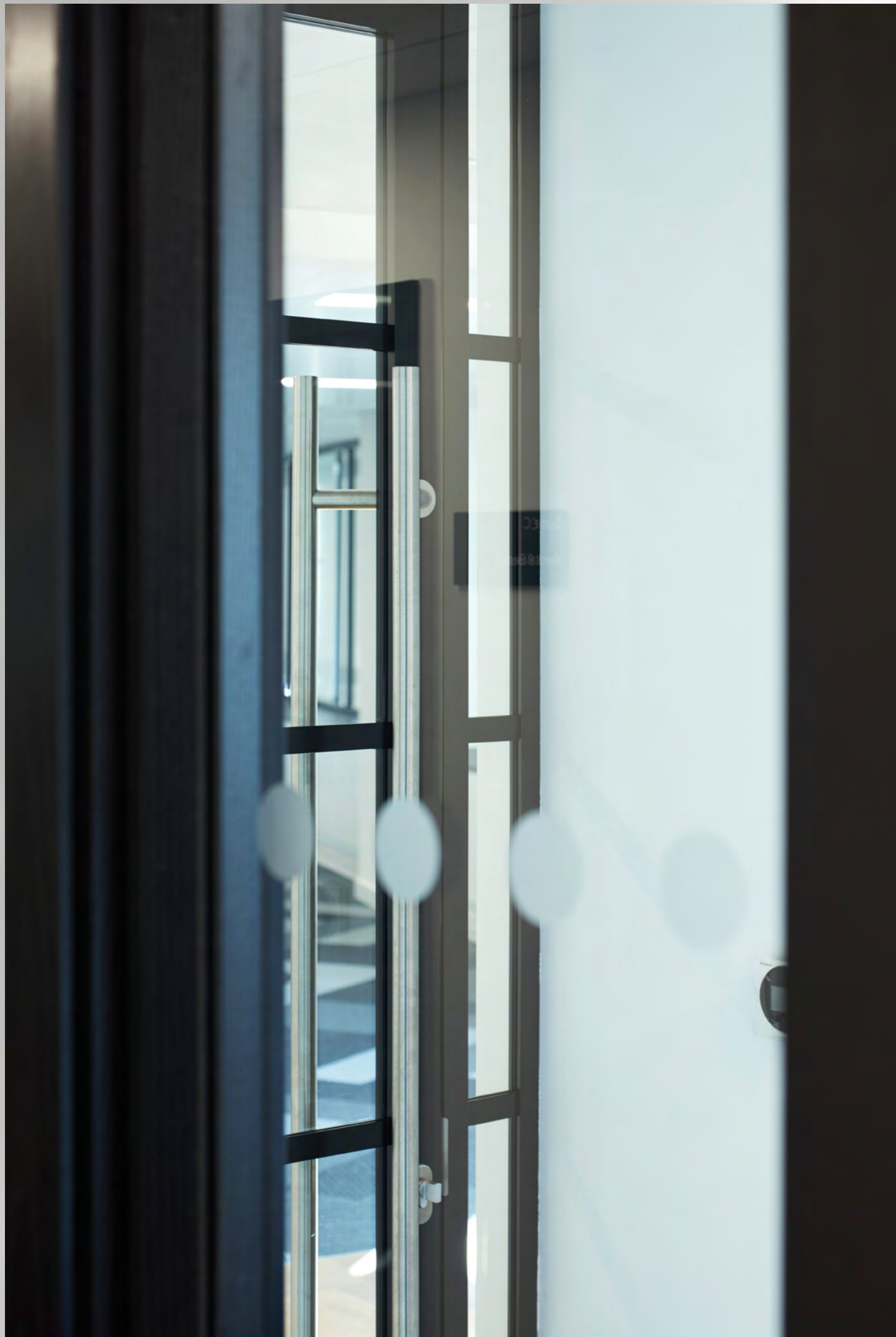
Shower Room CGI



ATTENTION TO DETAIL



Thoughtfully chosen interiors feature intricate design details selected for their aesthetics and feel, which contribute to the sense of quality.



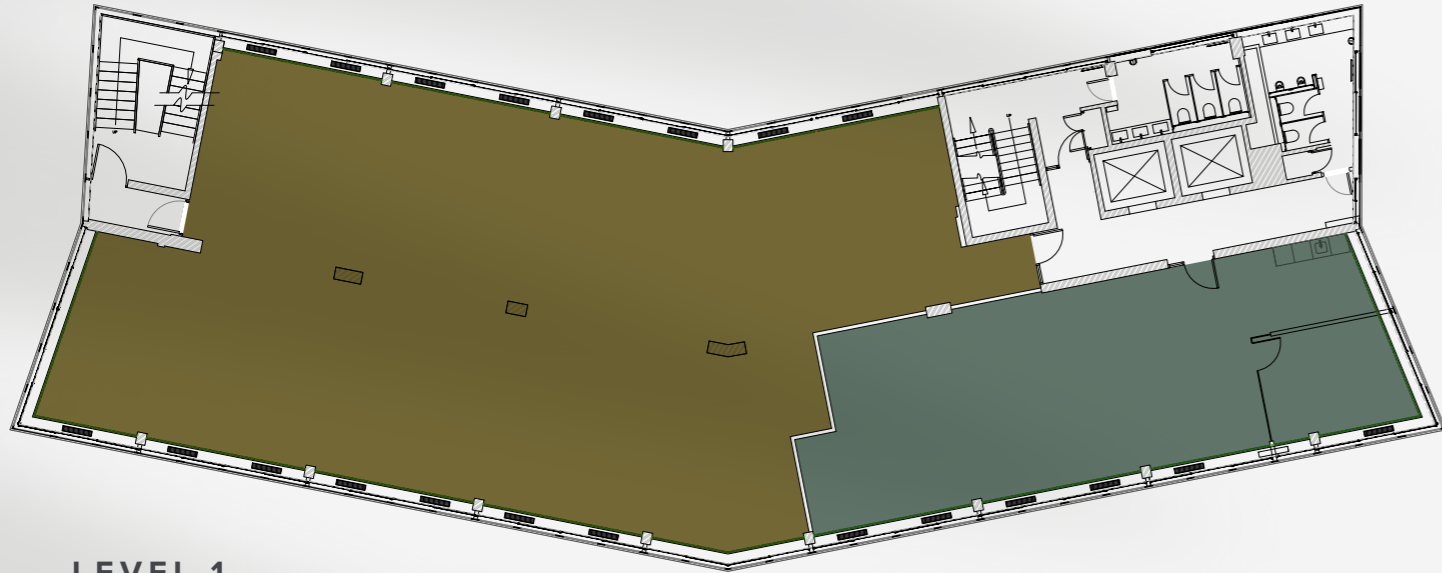
FLEXIBLE

ADAPTABILITY IN MIND

Change is a constant for every business. That's why office space at Corinthian House is designed with adaptability and flexibility in mind. The floorplates are suitable for a variety of occupiers, from start-ups to growing and established businesses. New suspended ceilings, panoramic views and minimal columns make for highly flexible spaces that are flooded with natural light.

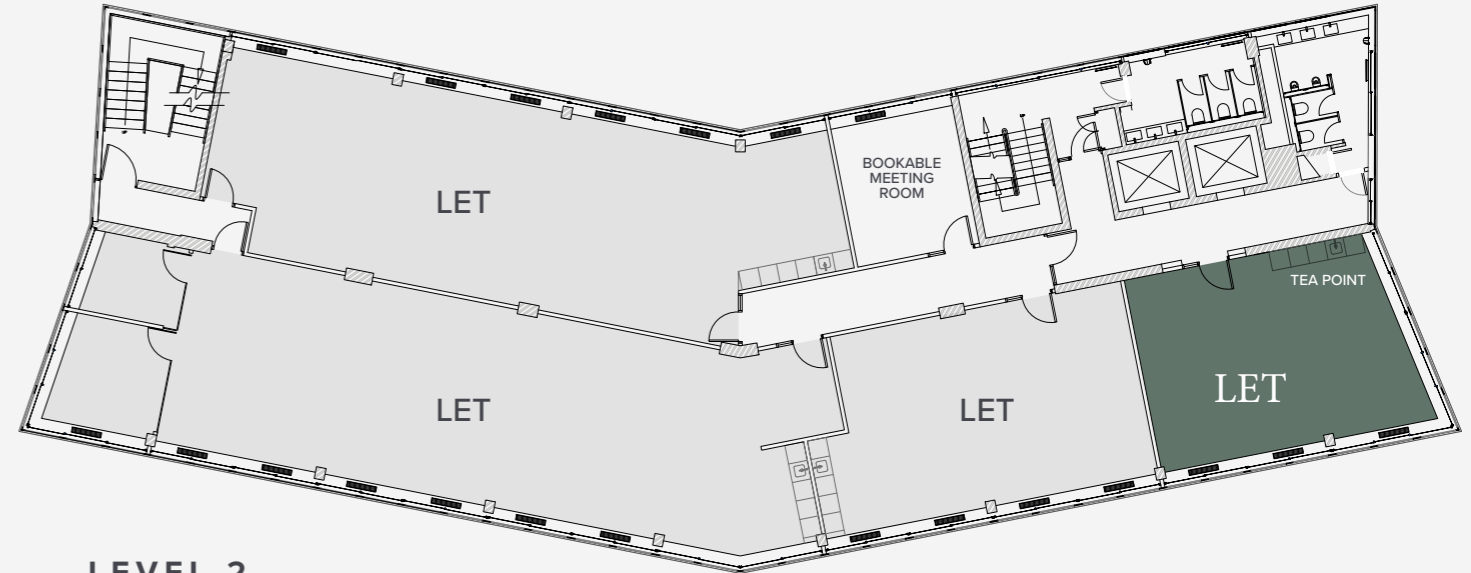
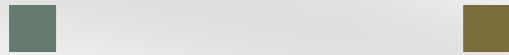
AVAILABILITY

FLOORPLANS



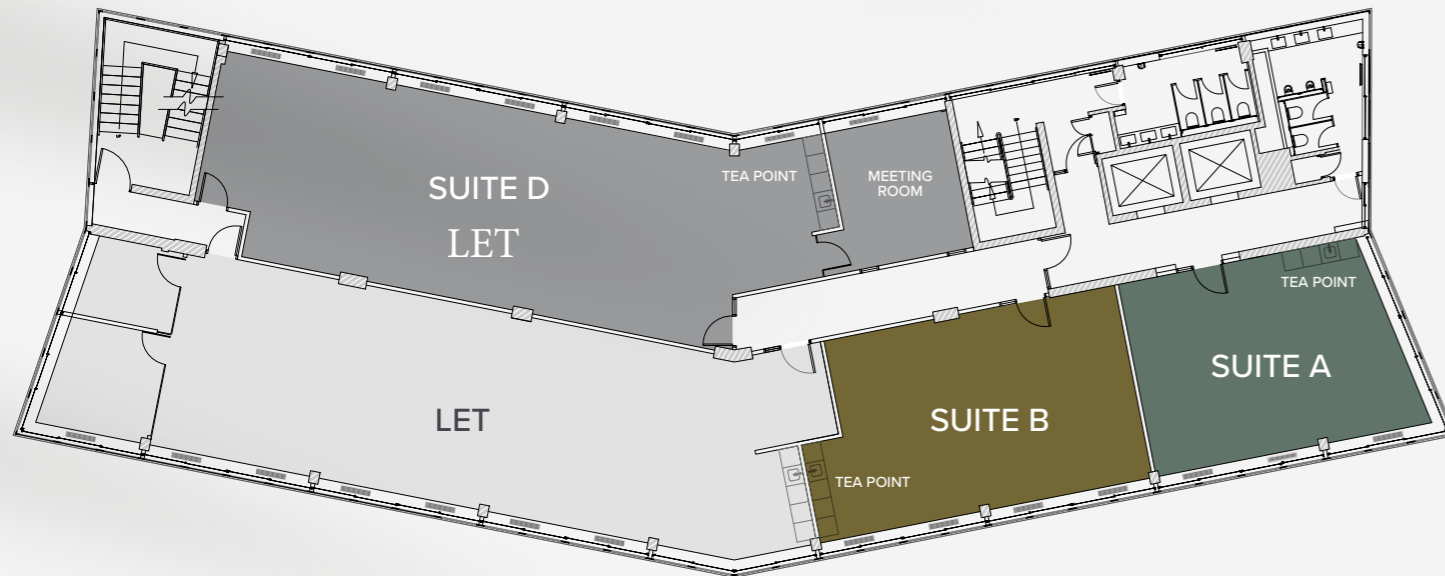
LEVEL 1
(COMING SOON)

Please see plan on following page - works underway



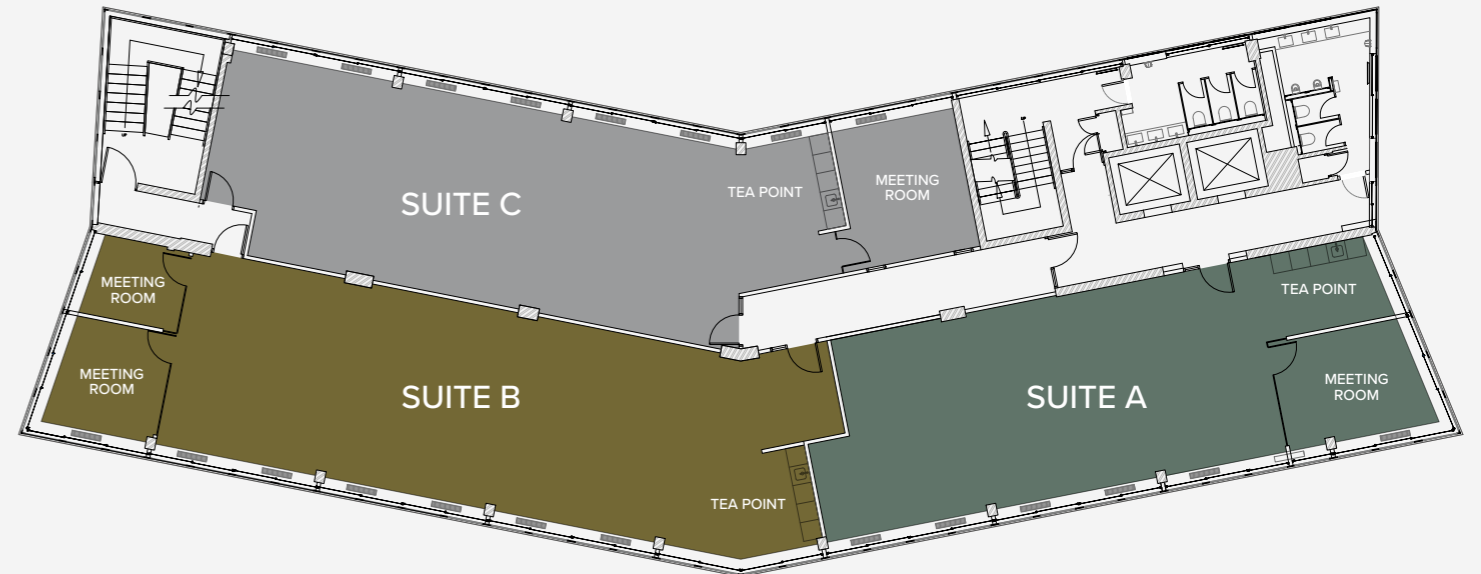
LEVEL 2
(AVAILABLE NOW)

SUITE A = 560 SQ FT



LEVEL 3
(AVAILABLE NOW)

SUITE A = 560 SQ FT SUITE B = 678 SQ FT SUITE D = 1,474 SQ FT



LEVEL 4
(AVAILABLE NOW)

SUITE A = 1,243 SQ FT SUITE B = 1,637 SQ FT SUITE C = 1,473 SQ FT



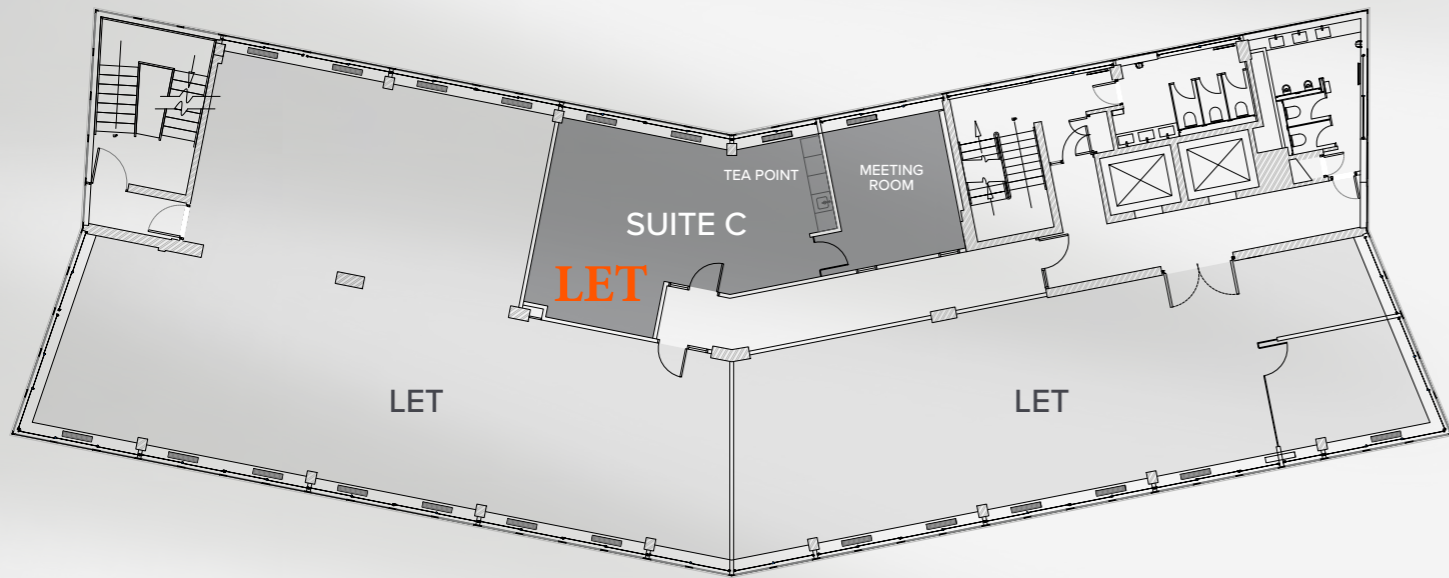
First Floor

1

1/60

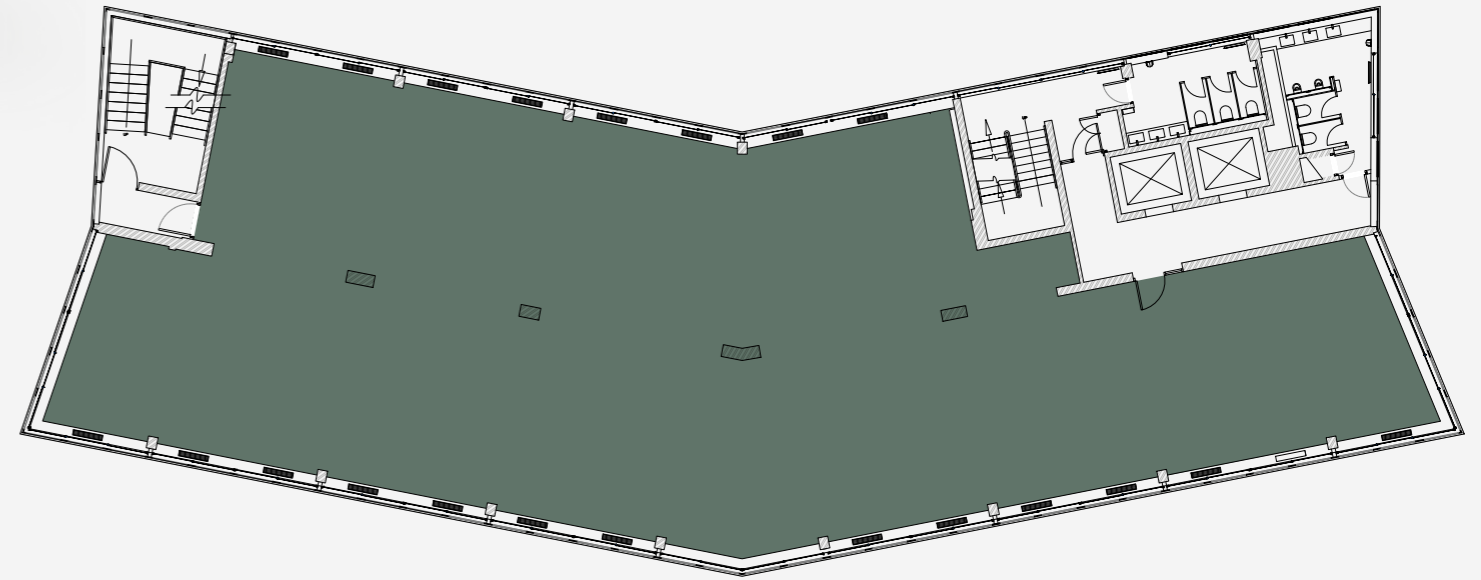
REV.	ISSUED	DESCRIPTION	DRAWN	CHECKED
A	18.07.22	KITCHEN AND MEETING ROOM COMBINED TO FORM KITCHEN BREAKOUT, TYPICAL FURNITURE LAYOUT ADDED	GMT	GMT

PROJECT	DESCRIPTION	DATE	SCALE AT A1	JOB NO.
Corinthian House Level 1	L1 DEMISE LAYOUT PLAN SIX UNITS	MAY 22	1:60	17.672 N
CLIENT		STATUS	APPROVAL / PRICING	DRAWING NO.
MCKAY Securities PLC		APPROVAL / PRICING		GA.1613
		DRAWN	CHECKED	REV.
		GMT	GMT	-



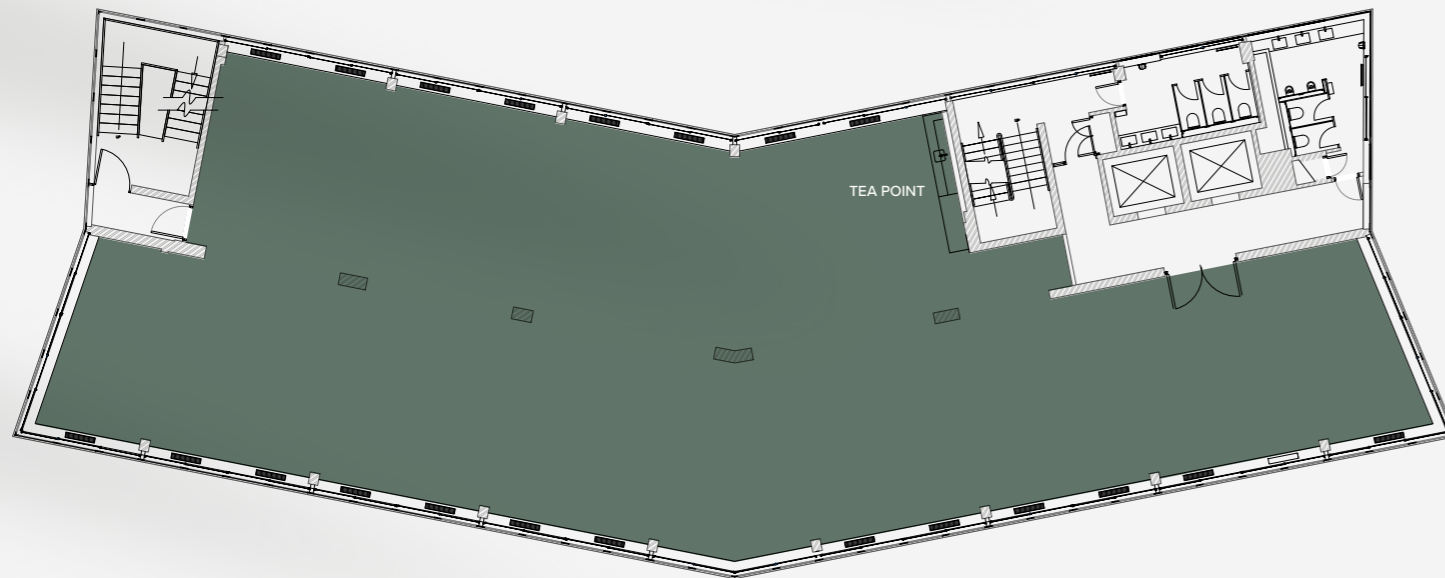
LEVEL 5
(AVAILABLE NOW)

■ SUITE C = 724 SQ FT



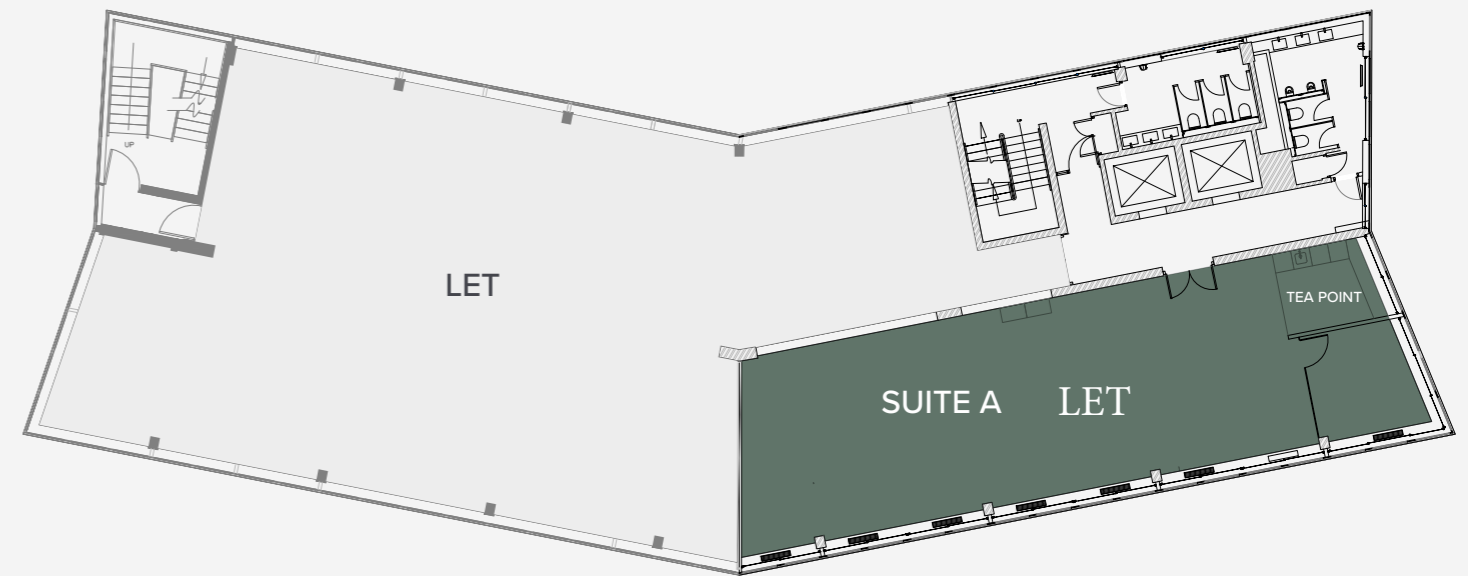
LEVEL 6
(COMING SOON)

■ 4,885 SQ FT



LEVEL 7
(AVAILABLE NOW)

■ 4,885 SQ FT



LEVEL 8
(AVAILABLE NOW)

■ SUITE A = 1,536 SQ FT

COMING SOON

GROUND FLOOR DEVELOPMENT FLOORPLAN



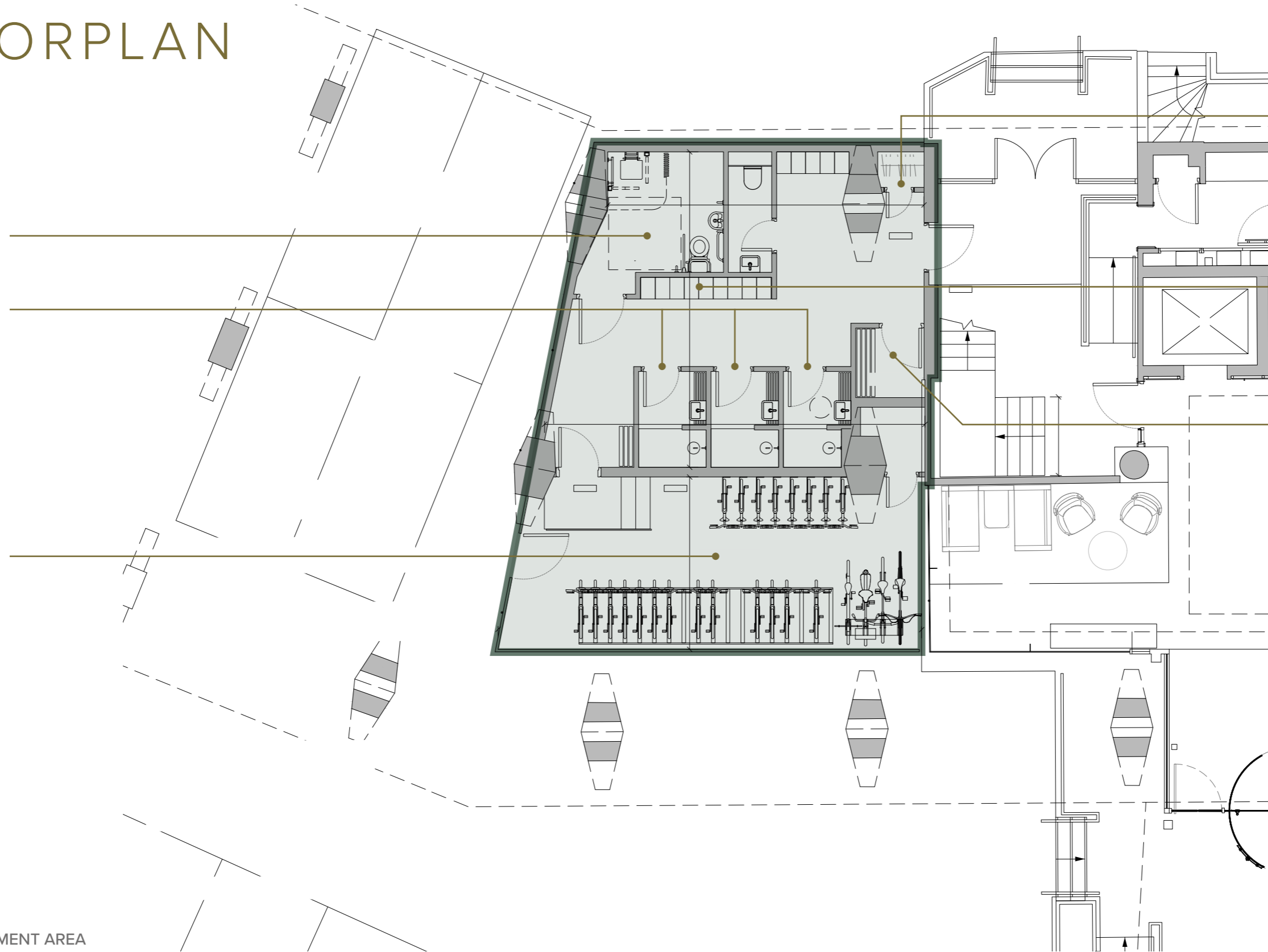
ACCESSIBLE
SHOWER
& WC

SHOWERS



SECURE
CYCLE STORE

 DEVELOPMENT AREA



DRYING
ROOM



LOCKERS



POST ROOM /
PARCELS

GET IN TOUCH

CROYDON



YOUR BASE TO
LONDON AND BEYOND

ACCESSIBLE

IN A PRIME POSITION

Corinthian House occupies a prime position in Croydon, opposite the Ruskin Square entrance to East Croydon train station, within 200m of the platforms and access to London within 16 minutes. West Croydon station, with its East London Line Overground links, and the Tramlinks are a few minutes' walk away.

With proximity to major arterial roads, Corinthian House is easily accessible via the A23 from London or the South East M25.



2mins

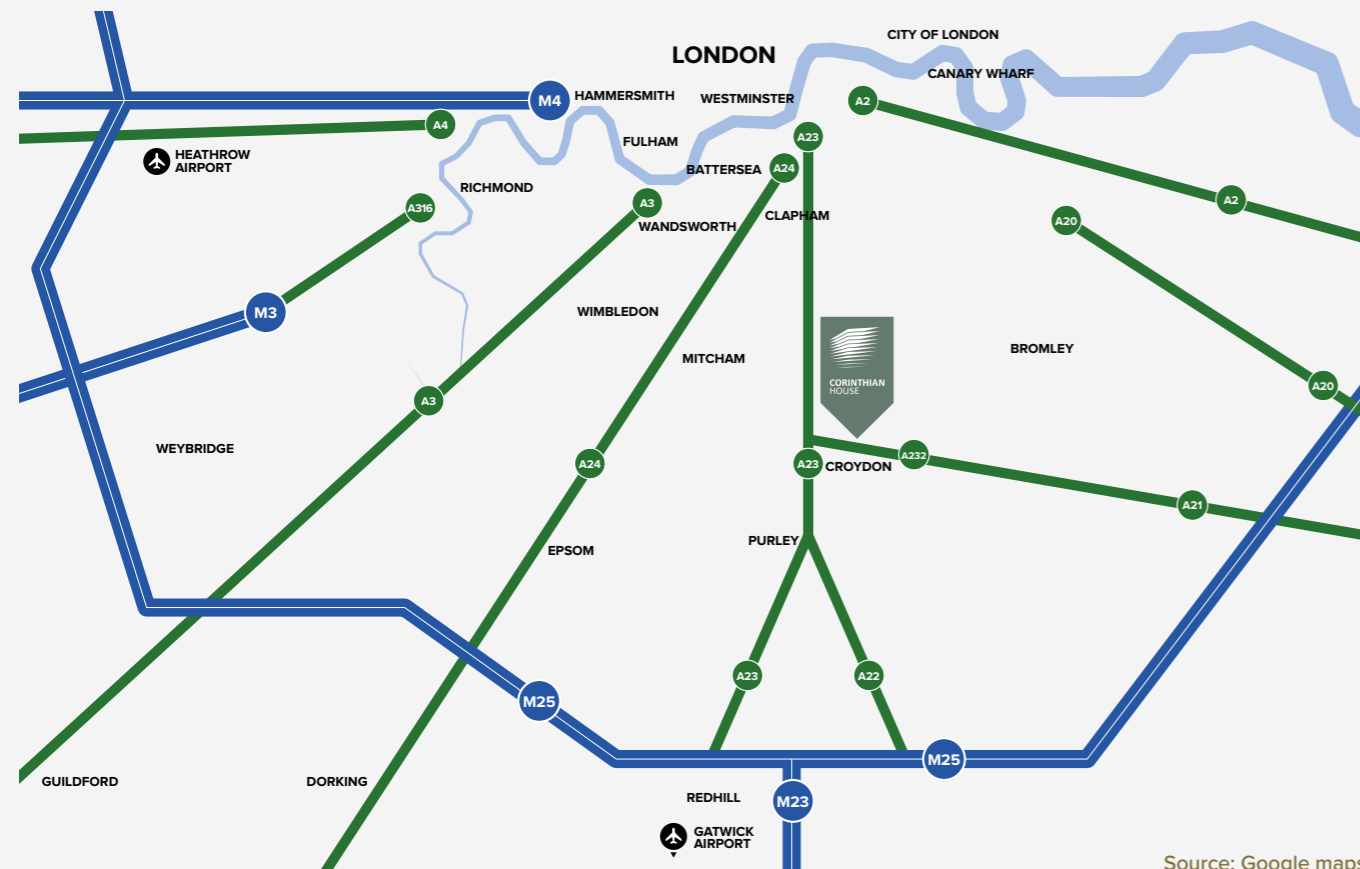
WALK TO EAST CROYDON STATION

10mins

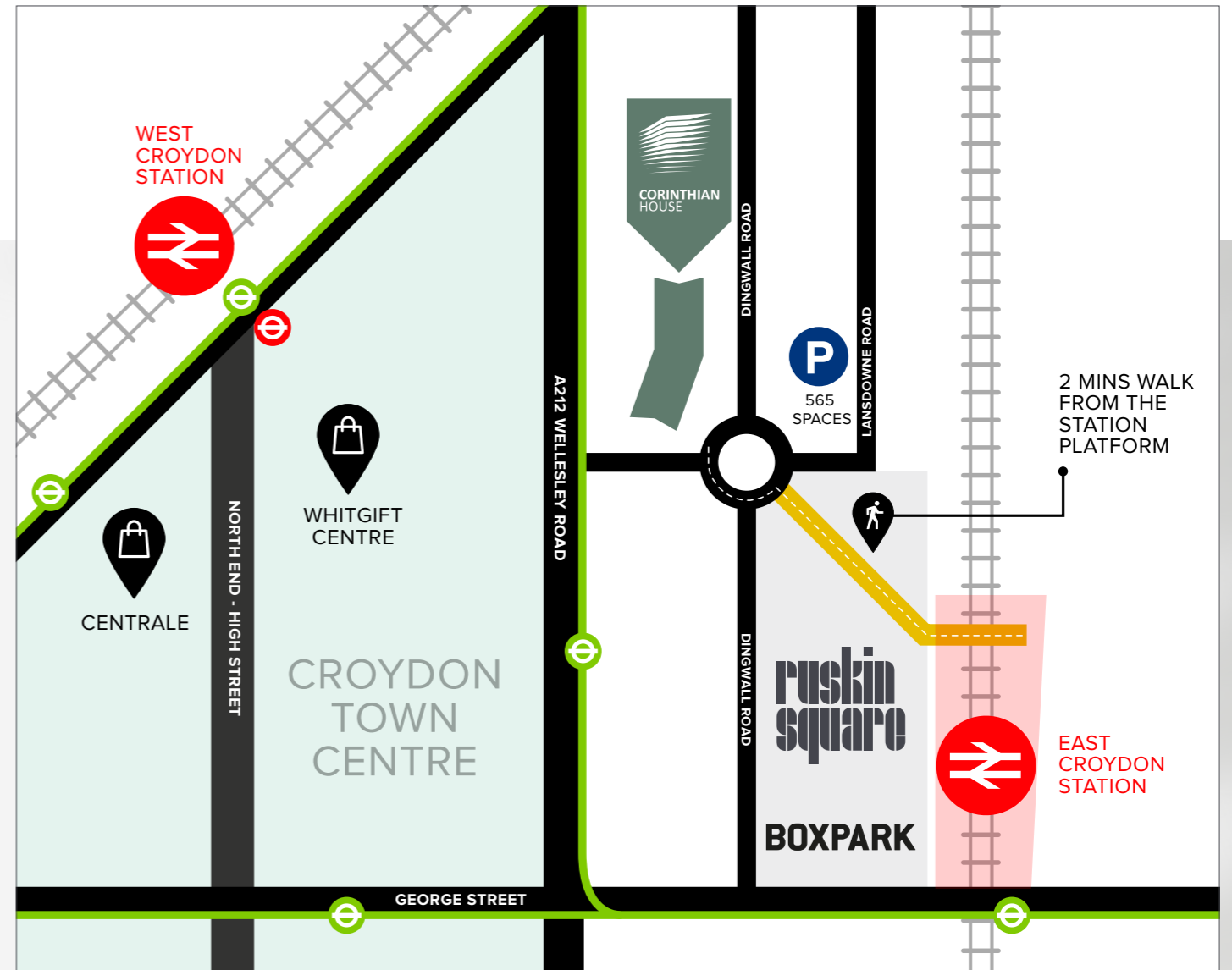
WALK TO WEST CROYDON STATION

10miles

DRIVE TO THE M25 J7



Source: Google maps



■ TRAM ROUTE
 ⊖ TRAM STOP
 ⊖ BUS STATION
 ⊕ TRAIN STATION
 P CAR PARK
 — NEW FOOTPATH

ACCESSIBLE

CONNECTING YOU, FAST

Croydon is able to offer exceptional accessibility by rail, bus and tram. As a result, it provides superb transport links to key destinations in London and the South East.

From East Croydon station, commuters can travel directly to London Victoria and London Bridge in 16 minutes and Gatwick airport is within easy reach.

West Croydon, at the other end of town, is on the London Overground network connecting Canary Wharf, the hip East London neighbourhoods of Shoreditch and Dalston and further out into North London, Hertfordshire and Essex.



16mins

DIRECT TRAIN TO LONDON
VICTORIA AND LONDON BRIDGE

1,320

TRAINS PER DAY STOP AT
EAST CROYDON STATION

24M

PASSENGERS GO THROUGH EAST
CROYDON STATION PER YEAR

29M

PASSENGERS USE THE
CROYDON TRAMS EACH YEAR

TRAIN TIMES TO LONDON (FROM EAST & WEST CROYDON)

DESTINATION	TIME
CLAPHAM JUNCTION	9 MINS
LONDON BRIDGE	16 MINS
LONDON VICTORIA	16 MINS
BLACKFRIARS	20 MINS
WIMBLEDON	29 MINS
ST PANCRAS	30 MINS

TRAIN TIMES SOUTH (FROM EAST CROYDON)

DESTINATION	TIME
GATWICK AIRPORT	14 MINS
REDHILL	19 MINS
BRIGHTON	48 MINS

Source: National Rail



CENTRAL

MORE THAN JUST THE NINE TO FIVE

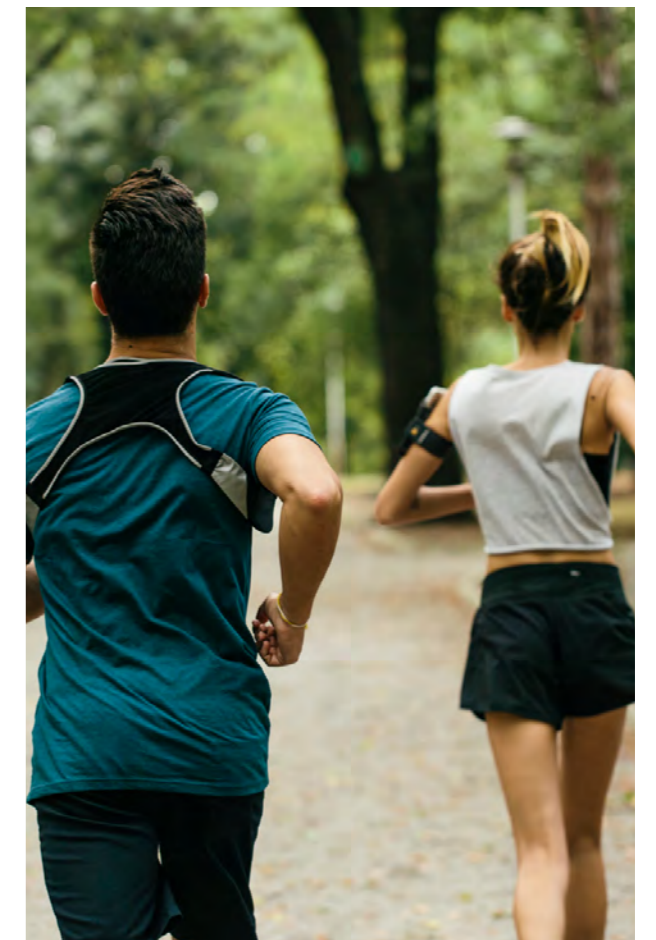


An employee's work-life balance is more than just 9–5. Croydon is not only a place to work; it has global street food, traditional London pubs, gyms, theatres and exciting leisure activities including Laser Quest and baseball.

But if after work means meeting friends in Central London; the West End, The City and London Bridge are all approximately 20 minutes away.



Croydon has energy and edge in its wealth of street art, its MOBO list winners and punk history. The 1960s architecture in the centre has recently attracted critical acclaim from the National Trust and the addition of Boxpark has created a hub for Croydon's thriving social scene.



CENTRAL

A TOWN OF CHANGE

Corinthian House is located in one of London's most culturally diverse and well-connected towns.

From tech start-ups to Boxpark, Croydon is one of London's fastest growing economies. Its prime location in the commuter corridor between central London and the South East makes it a hotspot for new and established companies.

Croydon is undergoing a period of remarkable change with new high-quality office buildings, over 2,500 new homes under development and substantial investment in local amenities.

MAJOR OCCUPIERS IN CROYDON



2,000+

HMRC STAFF WORKING OUT OF THE GOVERNMENT HUB AT RUSKIN SQUARE WITH FURTHER GOVERNMENT BUILDINGS UNDER CONSTRUCTION

£5.25BN

REGENERATION INITIATIVE FROM CROYDON VISION 2020

2,500+

HOMES UNDER DEVELOPMENT IN CENTRAL CROYDON

1,560

CREATIVE, DIGITAL AND IT COMPANIES CALL CROYDON HOME

FIVE

MASTERPLANS FOCUSED ON MAKING CROYDON A MARKET OPPORTUNITY FOR INTERNATIONAL BUSINESS

*SOURCES: GOV.UK, DEVELOP CROYDON



GET IN TOUCH



OWNER AND MANAGER



McKay Securities Plc is a commercial property investment company with Real Estate investment (REIT) status specialising in the development and refurbishment of quality buildings within established and proven office, industrial and logistics markets of the South East and London.

The Company's strategy is to invest in well-located, quality commercial real estate assets with income and capital growth potential over the longer term, realisable through active portfolio management, refurbishment and development.

ESG: Net Zero Carbon Ambition
Our focus is on long-term sustainability by creating low carbon, resource-efficient and healthy buildings with the ambition to achieve a net zero carbon portfolio well in advance of the UK's 2050 target. As part of this, all new developments will target zero carbon in operation by 2030. Electricity in our multi-let properties is now from renewable sources.

We will continue to monitor our progress to ensure that we are on track to reach a zero carbon portfolio well before 2050.

To find out more visit mckaysecurities.plc.uk

CORINTHIAN HOUSE,
LANSDOWNE ROAD,
CROYDON, CR0 2BX

CORINTHIANCROYDON.CO.UK

THE MCKAY WAY

McKay Securities is a principled business with a simple promise. Our promise is to create an environment that supports your business.

- ▶ Transparency
- ▶ Directly Managed
- ▶ Customer Service
- ▶ Value for Money
- ▶ Unique Spaces
- ▶ Flexibility
- ▶ Approachable
- ▶ Covid Compliance

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