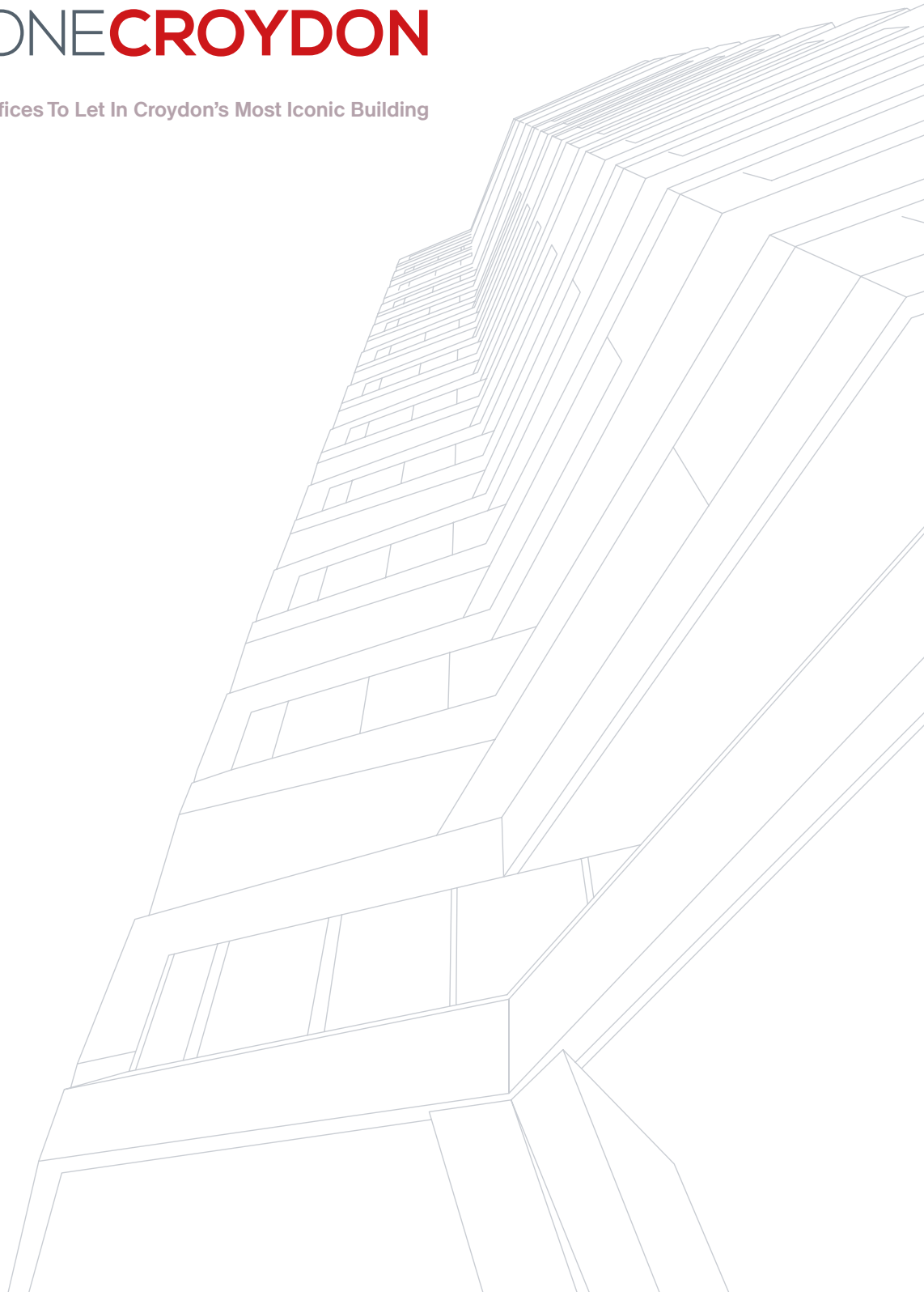


ONE CROYDON

Offices To Let In Croydon's Most Iconic Building



ONE**CROYDON** IS A
GRADE A OFFICE
BUILDING OFFERING
FLEXIBLE SPACE TO
SUIT YOUR NEEDS



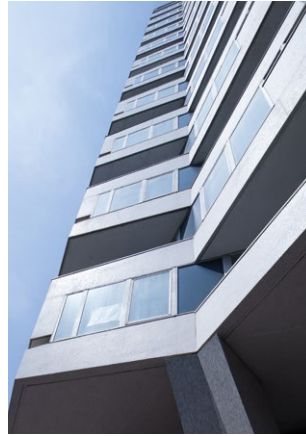
OneCroydon is a landmark building rising 23 storeys, providing over 160,000 sq ft of office space. The building is instantly recognisable against the skyline and is undergoing a major refurbishment programme to provide flexible open plan floorplates, capable of subdivision.

ONE**CROYDON** HAS
A DEDICATED ON
SITE MANAGEMENT
TEAM, CONCIERGE
SERVICE AND A HIGH
QUALITY CAFÉ ON
THE GROUND FLOOR



Croydon is London's largest suburban office market with major occupiers including SNC Lavalin, Liverpool Victoria Insurance, Chartis/ AIG, EDF and Allianz.

OneCroydon is located immediately opposite East Croydon station, which provides direct links to London Victoria, London Bridge and Gatwick Airport, all within 15 minutes.



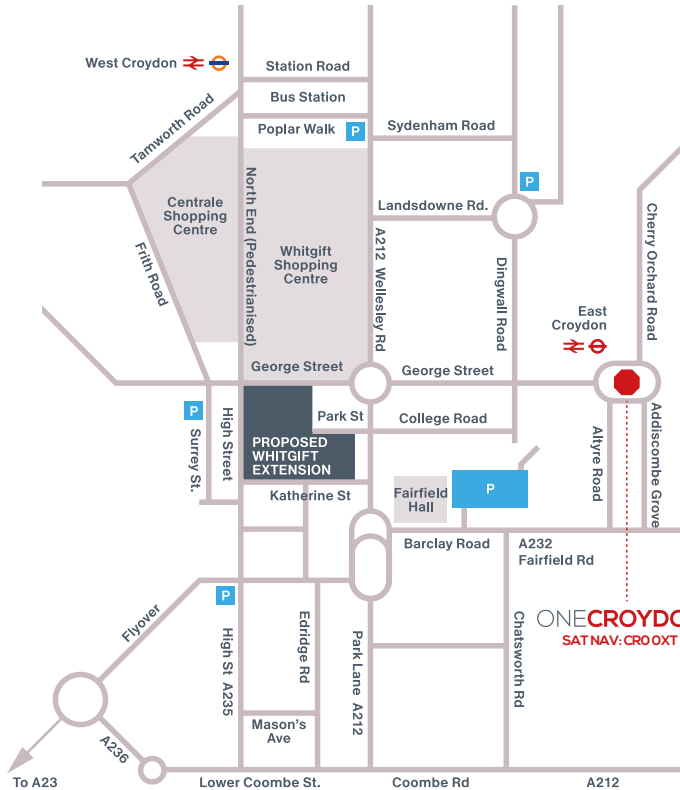


THE STANDARD FLOOR PLATE WITHIN
ONE**CROYDON** IS 7,583 SQ FT, WHICH CAN
BE SPLIT FROM 3,000 SQ FT UPWARDS
IN TOTAL THERE IS 25,000 SQ FT AVAILABLE
WITHIN THE BUILDING



OneCroydon is home to a number of UK and international companies including Chartis, AON, Liberata, Atkins, Collins Construction and Pegasus.

BENEFITING FROM A
PRIME LOCATION AND
EXCELLENT TRANSPORT
LINKS, ONE**CROYDON**
MAKES PERFECT
BUSINESS SENSE



Travel Times:

By Train/Underground

Clapham Junction	9 mins
London Bridge	13 mins
Gatwick Airport	14 mins
London Victoria	16 mins
London Blackfriars	20 mins
Wimbledon	26 mins
Waterloo East	27 mins
Canada Water	27 mins
Kings Cross	27 mins
St Pancras International	31 mins

Source: TfL

By Car

M23 & M25 intersection	10 miles
M25 (Junctions 7 & 8)	11 miles
Central London	12 miles
Gatwick Airport	18.4 miles
A3/M25 (Junction 10)	20 miles
Heathrow Airport	22.8 miles
M3/M25 (Junction 12)	33 miles
M4/M25 (Junction 15)	47 miles

Source: Google Maps

By Tram

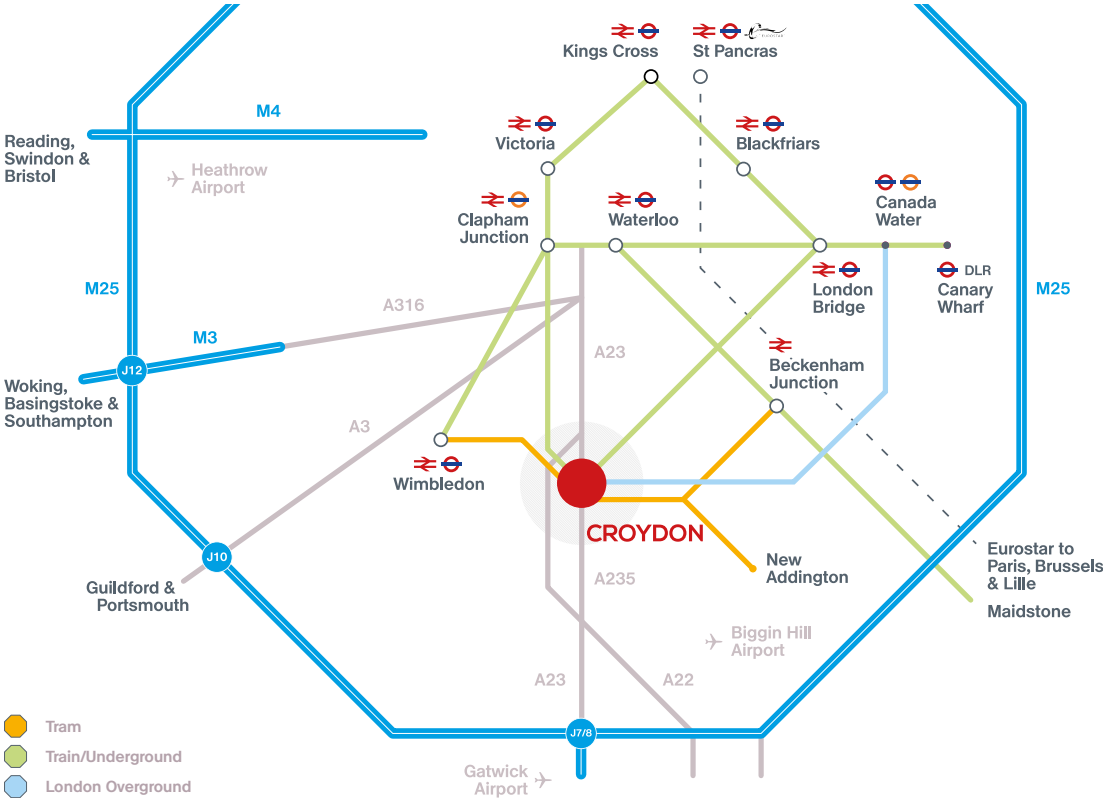
Mitcham Junction	18 mins
Beckenham Junction	20 mins
Wimbledon	30 mins

Source: TfL

Croydon is strategically located on the A23, the main arterial route between Central London and the M25 motorway, 12 miles south of the capital.

OneCroydon is 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.

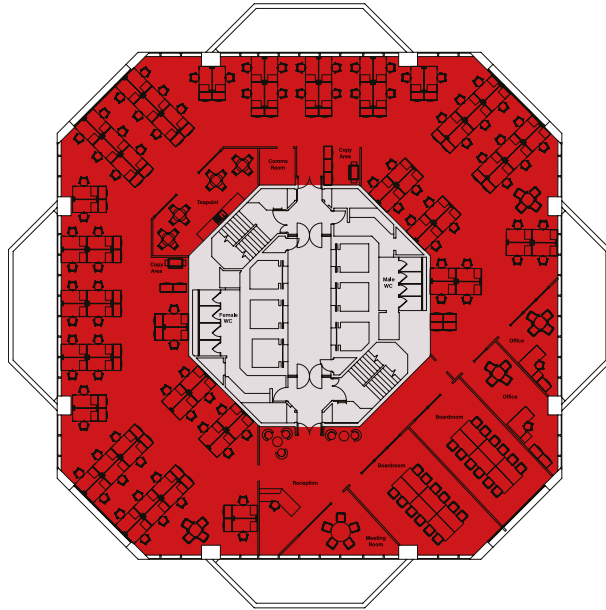
East Croydon train station is also on the Thameslink line offering a direct service to Brighton, London Bridge, Farringdon, London St Pancras and Luton Airport Parkway.



Space Plan
High Density Layout

For indicative purposes only, subject to an occupier making their own configurations

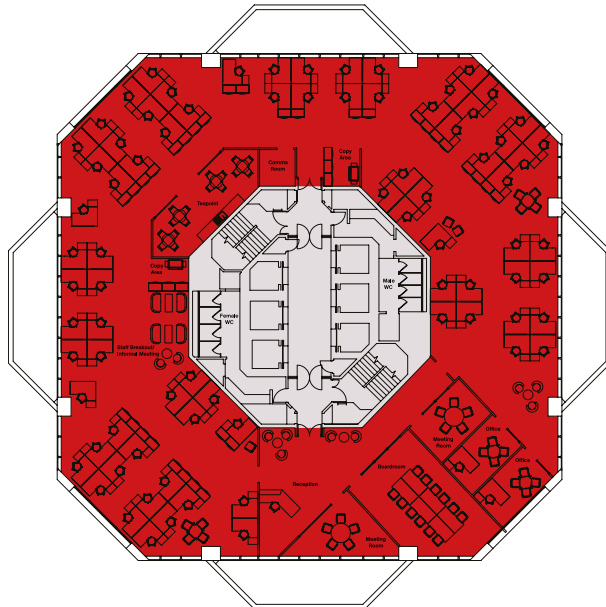
- 1 Reception
- 2 12-Person Boardroom
- 1 5-Person Meeting Room
- 2 Office
- 1 Communication Room
- 2 Copy Area
- 1 Teapoint
- 4 Staff Breakout/Informal Meetings
- 96 Open-Plan Work Stations



Space Plan
Low Density Layout

For indicative purposes only, subject to an occupier making their own configurations

- 1 Reception
- 1 12-Person Boardroom
- 2 5-Person Meeting Room
- 2 Office
- 1 Communication Room
- 2 Copy Area
- 1 Teapoint
- 4 Staff Breakout/Informal Meetings
- 80 Open-Plan Work Stations



CROYDON HAS OVER 3 MILLION SQ FT OF OFFICE SPACE
AND IS HOME TO 24 BLUE CHIP ORGANISATIONS



1

2

3

4

5

6

7

8

9





Redevelopment CGI

Whitgift Centre/Centrale

Westfield and Hammerson have announced the formation of a joint venture to invest £1 billion into the redevelopment of the Whitgift Centre and Centrale. The 2 million sq ft retail, leisure and residential scheme will completely transform the centre of Croydon. Work is expected to start on site in 2016.

East Croydon Masterplan

The East Croydon masterplan will provide an enhanced public realm together with a new pedestrian footbridge, creating an entrance to the west of East Croydon station.

West Croydon Masterplan

Croydon Council has received £4.6 million in funding from the GLA for the improvement of the West Croydon area. Works include a new entrance to West Croydon station, upgrading of the public realm and improvement of all pedestrian walkways which are due to complete by mid 2015. In addition, Berkeley Homes' Saffron Square residential-led development will bring new amenities adjacent to West Croydon, including a Tesco Express supermarket (already opened), a café and restaurants.

WESTFIELD &
HAMMERSON ARE
RESPONSIBLE FOR
THE **£1BILLION**
REDEVELOPMENT
OF CROYDON'S
RETAIL CENTRE



THE OFFICE
SPACE HAS BEEN
TRANSFORMED
TO MEET MODERN
OCCUPATIONAL
NEEDS



Terms
Upon application.

EPC
The building has a rating of
C and a score of 64.

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