

TO LET - OFFICE

# BUILDING 3

Ruskin Square, Ruskin Road, Croydon, CR0 1XJ



## Key Highlights

- 21,097 to 291,454 sq ft
- Adjacent to East Croydon train station
- Grade A
- 3.0m Floor to Ceiling Height
- New Speculative Development
- Large floorplates of c. 21,000 sq ft
- Fan Coil Air Conditioning

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## Location

Unlike any other London location, 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.

It is just 16 minutes to London Victoria from East Croydon with services every five minutes and 12 minutes to London Bridge; It is only 14 minutes from East Croydon to Gatwick International Airport with services every 8 minutes.

East Croydon Station is one of the busiest rail stations in the UK and is used by 27 million passengers a year.

The tramlink provides an important east/west link with services from Beckenham to Wimbledon and is used by 28 million passengers a year. There is a dedicated tram stop outside Ruskin Square and it is estimated over 85,000 passengers alight here each week.

## Description

Situated in the heart of Croydon, 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.

Building 3 will be the third of five new build office buildings at Ruskin Square and offers huge floorplates of 21,000 sq ft in an unrivalled location adjacent to East Croydon Train Station.

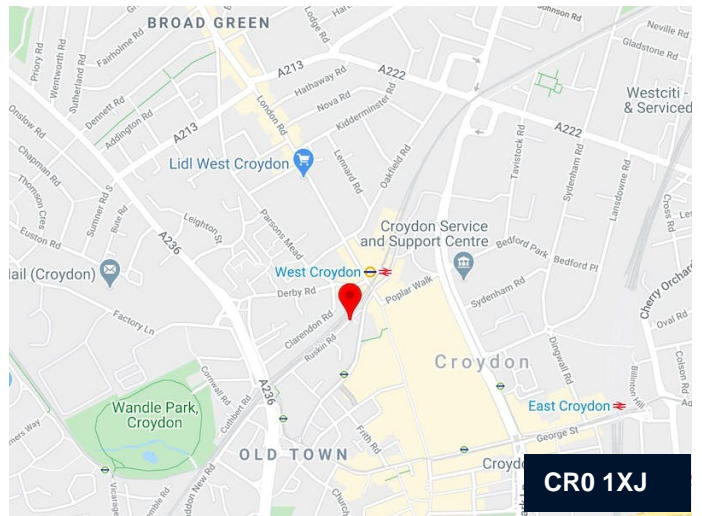
Croydon is already one of Europe's largest commercial centres, but the completion of Ruskin Square, with up to 1,250,000 square feet of new, grade A office space, 625 contemporary new homes, and 100,000 sq ft of retail, cafés and restaurants will take the area to a whole new level.

Through this mix and blend of uses, the scheme will be a thriving and vibrant community, well-managed and well-connected to its immediate environs and Central London.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Reception	3,617	336.03	Available
1st - Offices	13,982	1,298.97	Available
2nd - Offices'	20,688	1,921.98	Available
3rd - Offices	21,097	1,959.98	Available
4th - Offices	21,097	1,959.98	Available
5th - Office	21,097	1,959.98	Available
6th - Offices	21,097	1,959.98	Available
7th - Office	21,097	1,959.98	Available
8th - Office	21,097	1,959.98	Available
9th - Office	21,097	1,959.98	Available



Name	Sq ft	Sq m	Availability
10th - Office	21,097	1,959.98	Available
11th - Office	21,097	1,959.98	Available
12th - Office	21,097	1,959.98	Available
13th - Office	21,097	1,959.98	Available
14th - Office	21,097	1,959.98	Available
<b>Total</b>	<b>291,451</b>	<b>27,076.74</b>	

## Business Rates

TBC

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## Contact

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