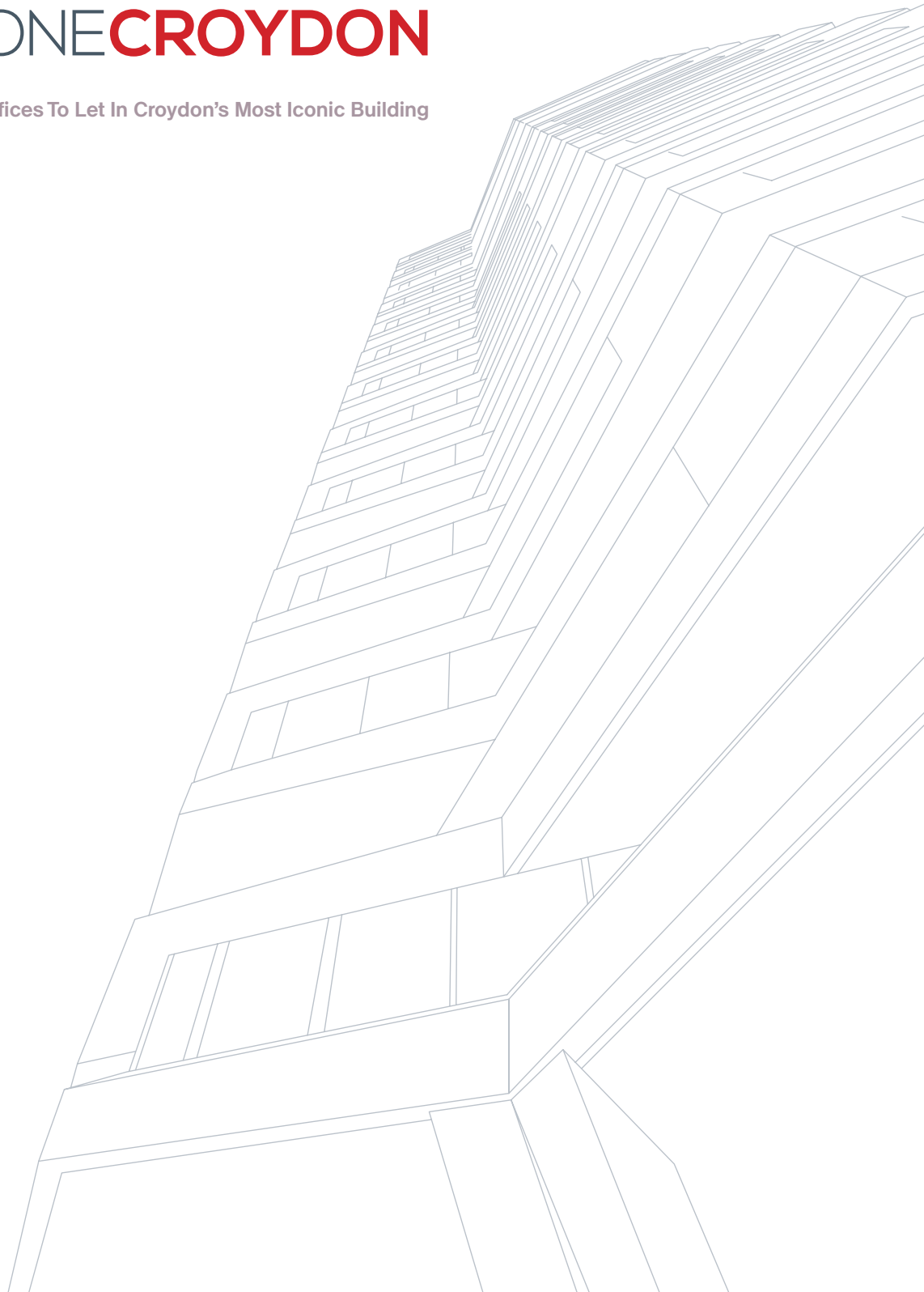


# ONECROYDON

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 adjacent to East Croydon Train and Tram Station. 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 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, AIG, EDF, Siemens, Bodyshop, HMRC 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.



A wide-angle photograph of a modern office space. The ceiling is a white grid with recessed rectangular lighting panels and circular air vents. The walls are white, and the floor is covered in a grey, textured carpet. Large windows on the left and right sides offer a view of a cityscape with modern buildings. The lighting is bright and even, highlighting the clean lines of the interior.

THE STANDARD FLOOR PLATE WITHIN  
ONE **CROYDON** IS 7,811 SQ FT, WHICH CAN  
BE SPLIT FROM 1,000 SQ FT UPWARDS  
IN TOTAL THERE IS 54,369 SQ FT AVAILABLE  
WITHIN THE BUILDING



OneCroydon is home to a number of UK and international companies including Pinnacle People, Atkins, Collins Construction, Sussex Innovation Centre, The Gym Group, Dotmailer.

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**

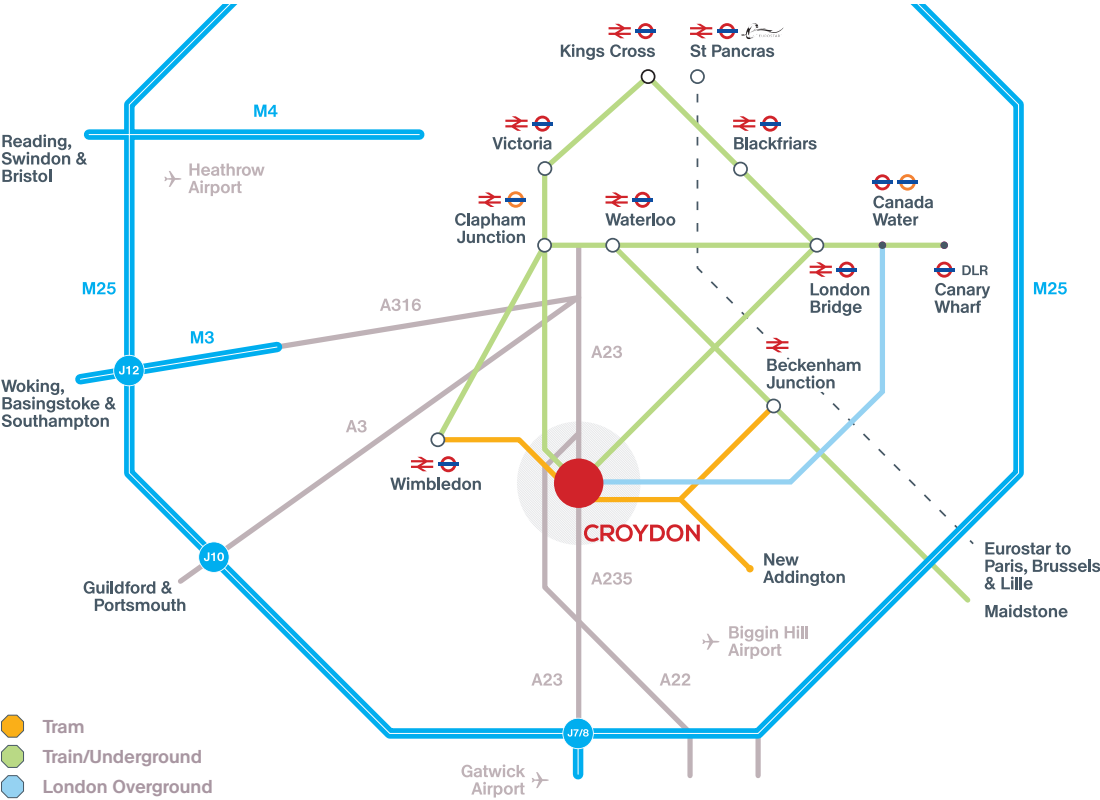
Mitcham Junction	18 mins
Beckenham Junction	20 mins
Wimbledon	30 mins

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.



A STANDARD FLOOR  
 WITHIN ONE **CROYDON**  
 IS 7,811 SQ FT AND CAN  
 BE SPLIT MULTIPLE  
 WAYS FROM 1,000 SQ FT  
 UPWARDS

Refurbishment includes:

- Column free space
- New heat recovery VRF
- New suspended ceilings
- New LG7 compliant light fittings
- Full access raised floors
- New carpets
- Refurbished lift lobbies
- Floor to ceiling height 2.4m
- Refurbished WCs
- Six passenger lifts
- Basement car parking

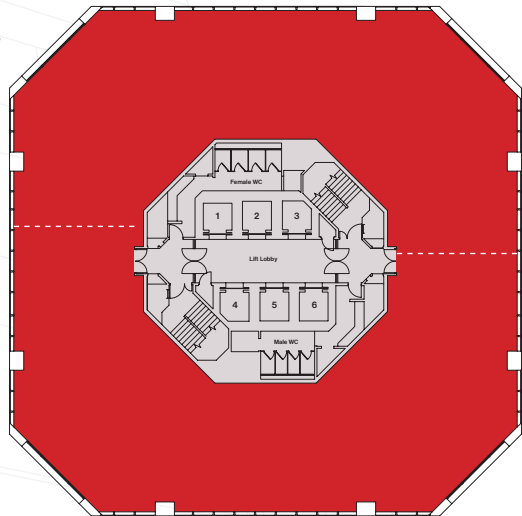
Availability



Floor Plan  
 Typical 7,811 sq ft

For indicative purposes only

- - - Potential floor split

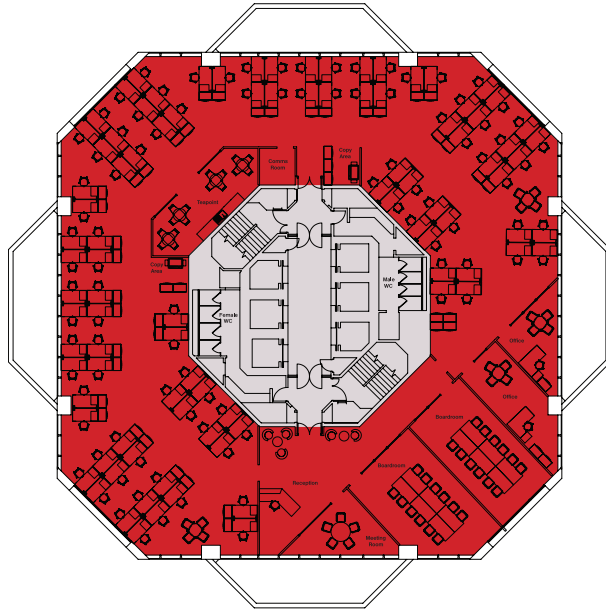




**Space Plan**  
**High Density Layout**

For indicative purposes only

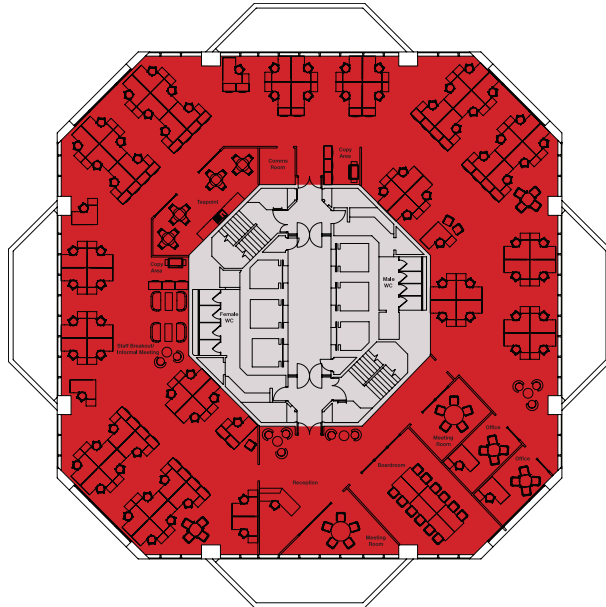
- 1 Reception
- 2 12-Person Boardroom
- 1 5-Person Meeting Room
- 2 Office
- 1 Communication Room
- 2 Copy Area
- 1 Teapoint
- 4 Staff Breakout/Informal Meetings
- 96 Open-Plan Work Stations



**Space Plan**  
**Low Density Layout**

For indicative purposes only

- 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 6 MILLION SQ FT OF OFFICE SPACE AND IS HOME TO 24 BLUE CHIP ORGANISATIONS





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 2018.

### Boxpark

Boxpark Croydon is an exciting dining and leisure concept in a single centrally covered events area within 50 metres from East Croydon train station. Big names from across London and independent, local food retailers are housed in 80 shipping containers in this bustling and thriving community, ideal for staff to enjoy over lunch or after work.



Whitgift Centre



Boxpark, Croydon

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

THE OFFICE  
SPACE HAS BEEN  
TRANSFORMED  
TO MEET MODERN  
OCCUPATIONAL  
NEEDS



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**Terms**  
Upon application.

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

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