



KNOLLYS HOUSE

CROYDON

NEWLY REFURBISHED OFFICE SPACE





CGI of Westfield, Croydon



WELCOME

KNOLLYS HOUSE HAS UNDERGONE A TRANSFORMATION, PROVIDING A TOTAL OF 80,000 SQ FT OF NEWLY REFURBISHED, EFFICIENT OFFICE SPACE, LESS THAN A 2 MINUTE WALK FROM EAST CROYDON STATION.

THE STUNNING NEW RECEPTION PROVIDES A FRESH WELCOME TO THE BUILDING AS WELL AS OFFERING TENANTS INFORMAL BREAK OUT SPACE IN THE NEW SEATING AREA. THIS EXTENDS OUTSIDE INTO THE PAVED COURTYARD AREA WITH NEW SEATING AND PLANTING.



BOXPARK CROYDON SPECIFICALLY FOCUSES ON FOOD AND BEVERAGES.



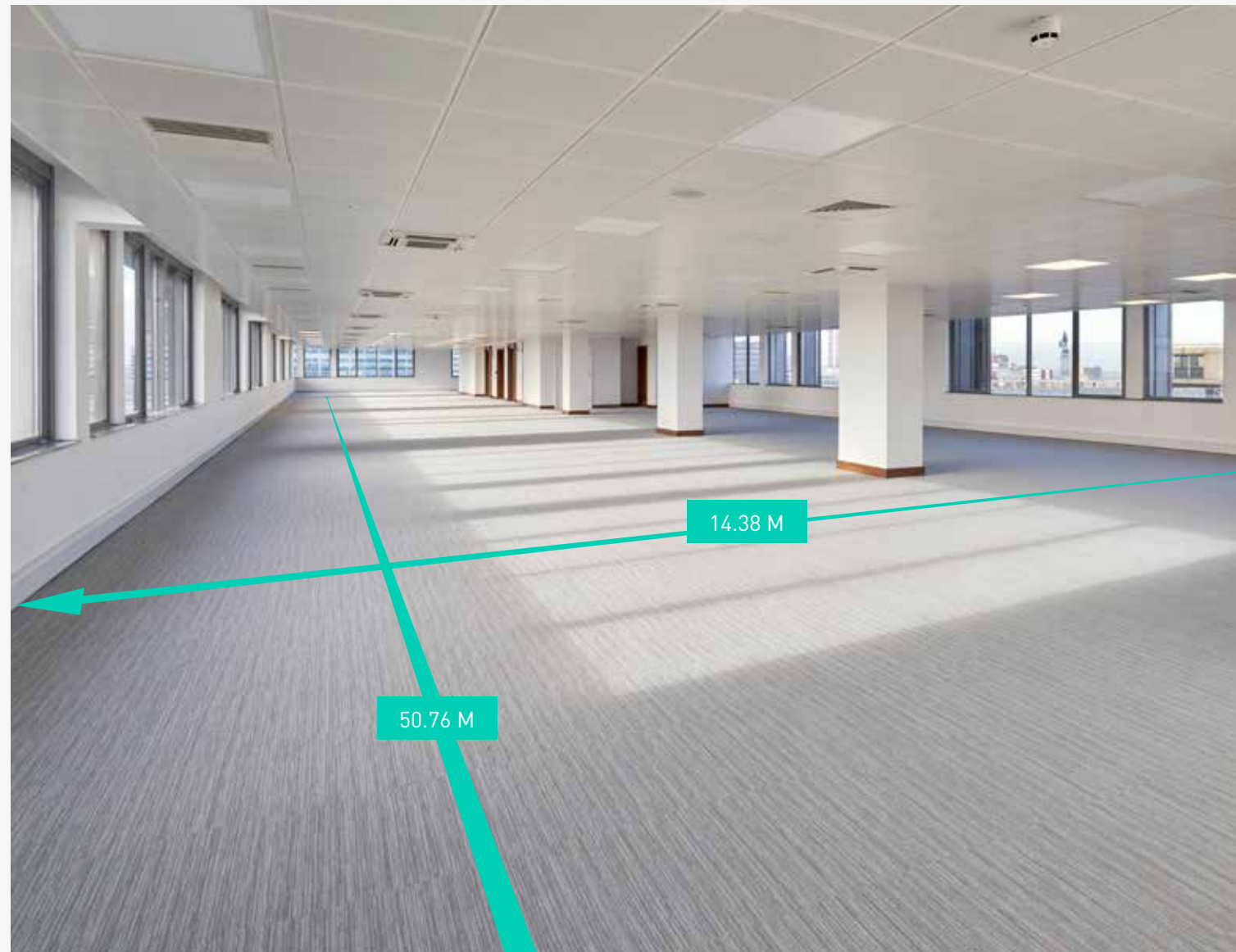
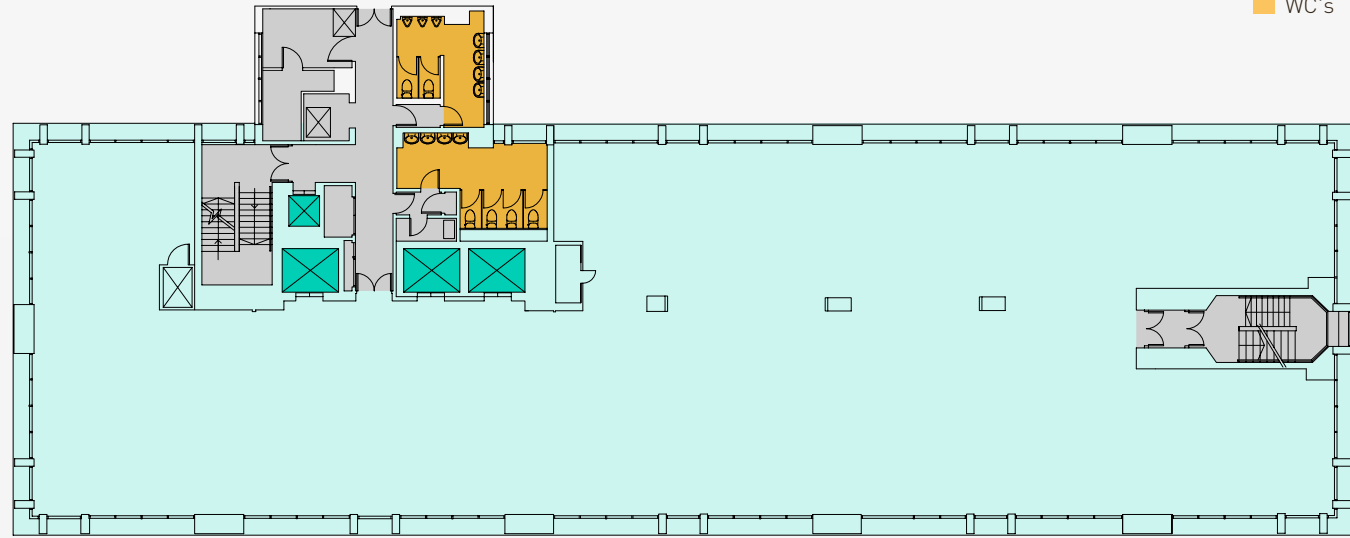
CROYDON WILL BE HOME TO A NEW WESTFIELD SHOPPING CENTRE FROM 2020, PROVIDING 1.5M SQ FT OF NEW RETAIL AND LEISURE SPACE.



TYPICAL FLOOR 604 SQ M, 6,506 SQ FT



- KEY**
- Office
 - Core
 - Lifts
 - WC's



THE LARGE OPEN PLAN FLOORPLATES ARE HIGHLY EFFICIENT AND FLEXIBLE.



KNOLLYS HOUSE IS SITUATED ON CHERRY ORCHARD ROAD, LESS THAN 2 MINUTES WALK FROM EAST CROYDON STATION.

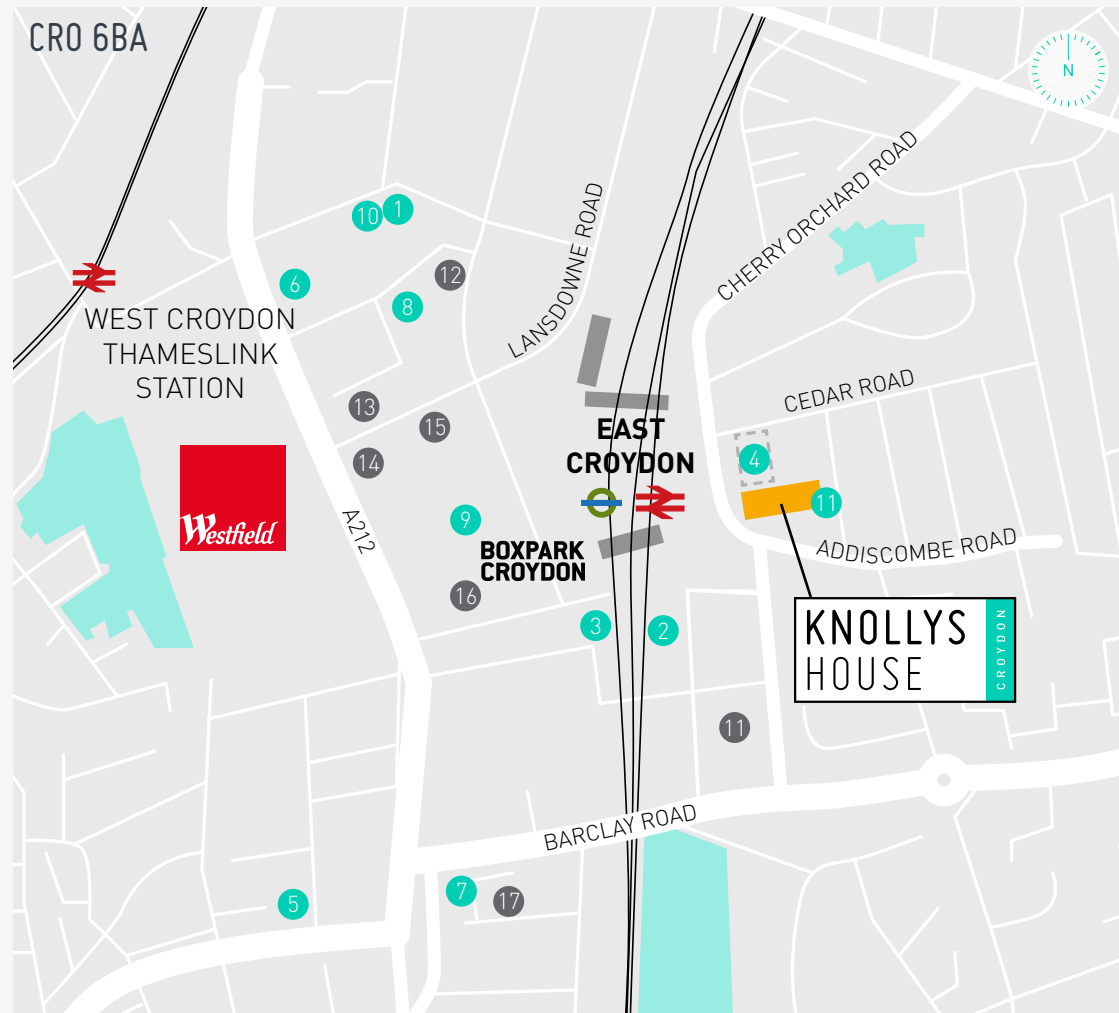
EXISTING OCCUPIERS

CORPORATE

1. AECOM
2. AIG EUROPE LIMITED
3. ALLIANZ
4. AMERICAN EXPRESS
5. CROYDON COUNCIL
6. HOME OFFICE UK BORDER AGENCY
7. LIVERPOOL VICTORIA
8. MOTT MACDONALD
9. PENSION PROTECTION FUND
10. ZURICH
11. THE BODYSHOP

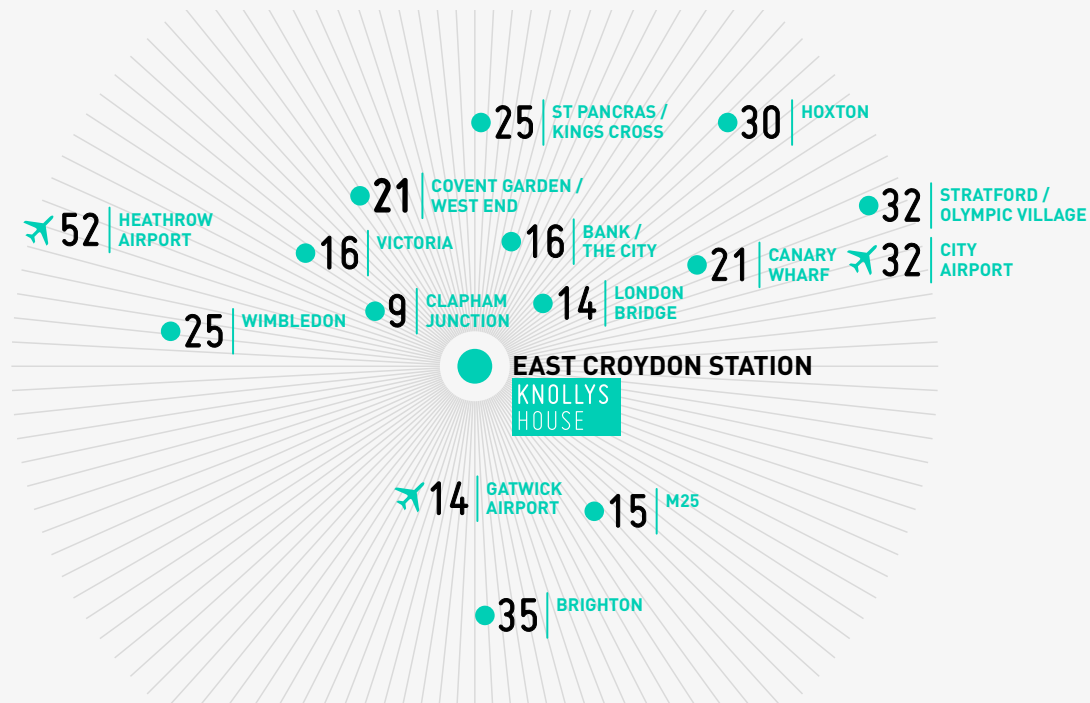
HOTELS

11. CLARION COLLECTION CROYDON PARK
12. HAMPTON BY HILTON
13. THE LANSDOWNE
14. JURYS INN
15. PREMIER INN
16. TRAVELodge
17. REGENT HOUSE

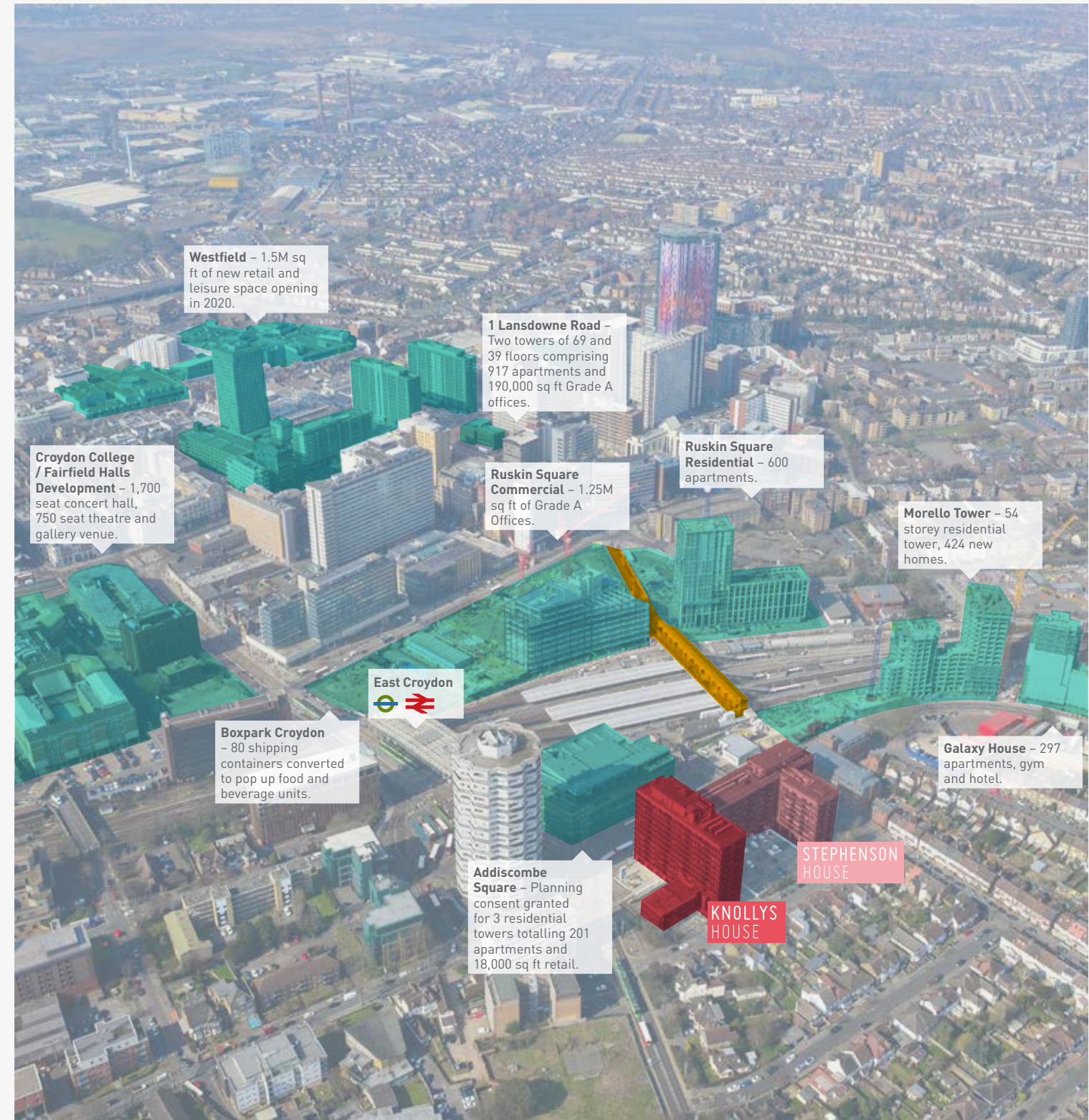


TRAVEL TIMES: MINUTES

CROYDON IS LONDON'S BEST CONNECTED BUSINESS HUB - LONDON BRIDGE, VICTORIA AND GATWICK AIRPORT ARE ALL ACCESSIBLE IN LESS THAN 16 MINUTES.



CROYDON IS BENEFITTING FROM A £5.3BN REGENERATION PROGRAMME OVER THE NEXT 5 YEARS





SPECIFICATION

AIR CONDITIONING

NEWLY CARPETED SOLID FLOOR
WITH PERIMETER TRUNKING

STUNNING NEW RECEPTION

NEW LED LIGHTING

NEW METAL TILED SUSPENDED CEILING

NEWLY REFURBISHED WCS AND SHOWERS

FLOOR	LET/ AVAILABLE	SQ M	SQ FT
11	Instant Offices	LET	LET
10	The Bodyshop	LET	LET
9	The Bodyshop	LET	LET
8	The Bodyshop	LET	LET
7	The Bodyshop	LET	LET
6	Available	613	6,600
5	Available	604	6,506
4	Available	605	6,514
3	Available	603	6,496
2	SNC Lavelin	LET	LET
1	Walter Lilly	LET	LET
Ground	Metropolitan Police	LET	LET
TOTAL	TOTAL	2,425	26,116



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