

**HIGH QUALITY ENTERTAINMENT VENUE IN THE HEART OF CROYDON**

**GRANTS**

**ENTERTAINMENT CENTRE**

**CROYDON, LONDON**

**LEISURE SPACE AVAILABLE WITHIN LARGE MIXED USE DEVELOPMENT**





1895

FAMILY  
ADVERTISE

Nando's

Nando's

Nando's

Nando's





vUE

vUE

vUE

vUE

WINE

WINE

GRANTS

GRANTS



# CROYDON IS...

Croydon covers an area of 87 km<sup>2</sup>, it is the largest London borough by population. Sitting within the M25 and serviced by a transport corridor between central London and the south coast of England, Croydon is home to one of the largest shopping districts and a thoroughly developed night-time economy.

Identified in the London Plan as one of 11 metropolitan centres in Greater London, Croydon's catchment and reputation is set to grow significantly as a part of the Croydon Vision 2020 urban planning initiative.

## COMMERCE

Croydon has a strong retail offering; 28 out of 30 of the UK's top brands having outlets in the town. There is 2.5 million square feet of retail area in the catchment totalling to nearly 0.5% of whole UK. Purley Way features the 8th largest retail park in the UK and the old Whitgift Centre redevelopment is set to add an additional 1.5 million square feet of mixed used space.

Croydon is home to a large number of business parks, of which many are fostering scores of digital start-ups, and is now considered the new tech hotspot rivalling the Silicon Roundabout.

## CULTURE

The summer of 2016 had seen the arrival of The Lost Format Society, a pop-up cinema club hosting screenings on the roof of a multi-storey car park, and Shoreditch's premier pop-up mall, Boxpark, has opened a second outpost in Croydon, providing a new home for some of the capital's best street food.

Croydon also features an arty boutique cinema and trendy workspace that hosts a pop-up theatre. The various galleries also host exhibitions such as the recent Banksy retrospective.

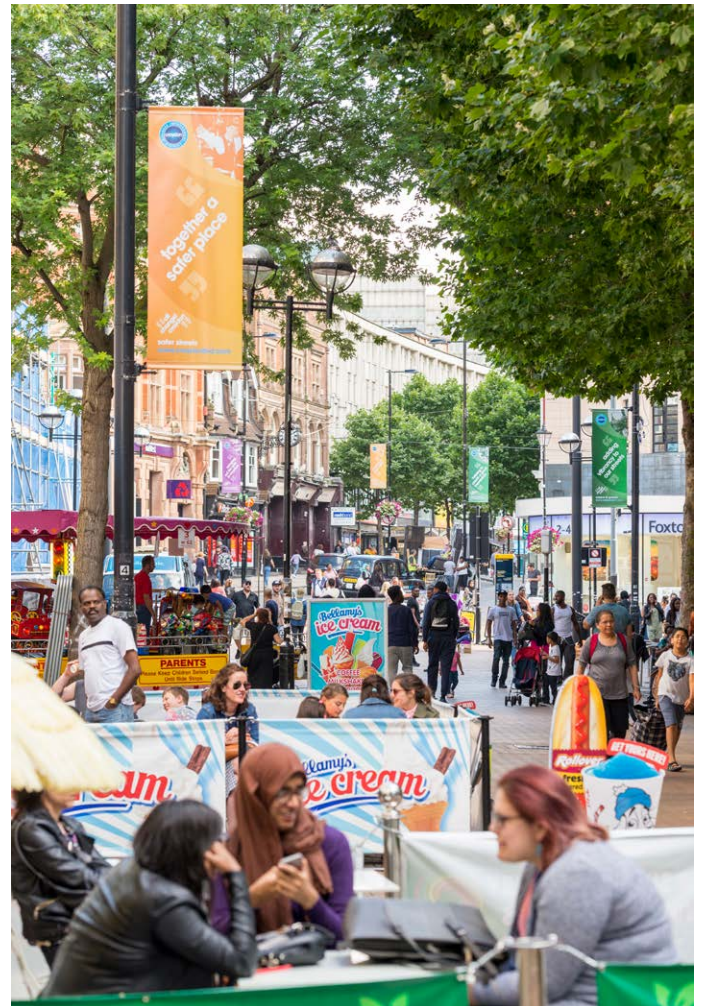
## WELL CONNECTED

The area is efficiently serviced by Southern Rail and the City Thameslink provides access to London Bridge in just 15 minutes and London Victoria in 20 from East Croydon.

Croydon is also part of London's tram network, providing connectivity to Wimbledon and Beckenham, and Gatwick airport is 30 minutes drive south.

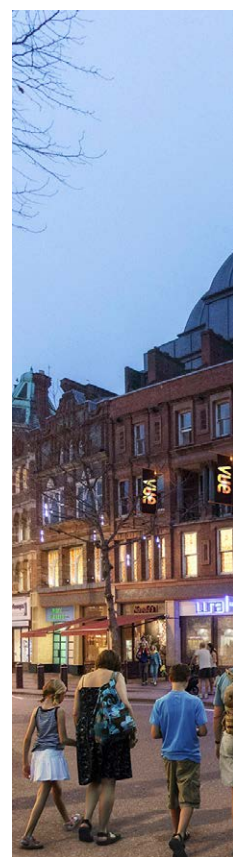








# CROYDON IS HO





# ME...

A strong commuter catchment, with significantly above the average proportion of adults within the AB social grade categories. There is a high proportion of young adults aged 25-44 and the largest number of under 15's of any other borough.

The extensive regeneration plan will see a huge amount of residential added to the total stock and Croydon's population, estimated at 2013 at 381,000, is set to increase significantly above the average UK population growth by 2020.





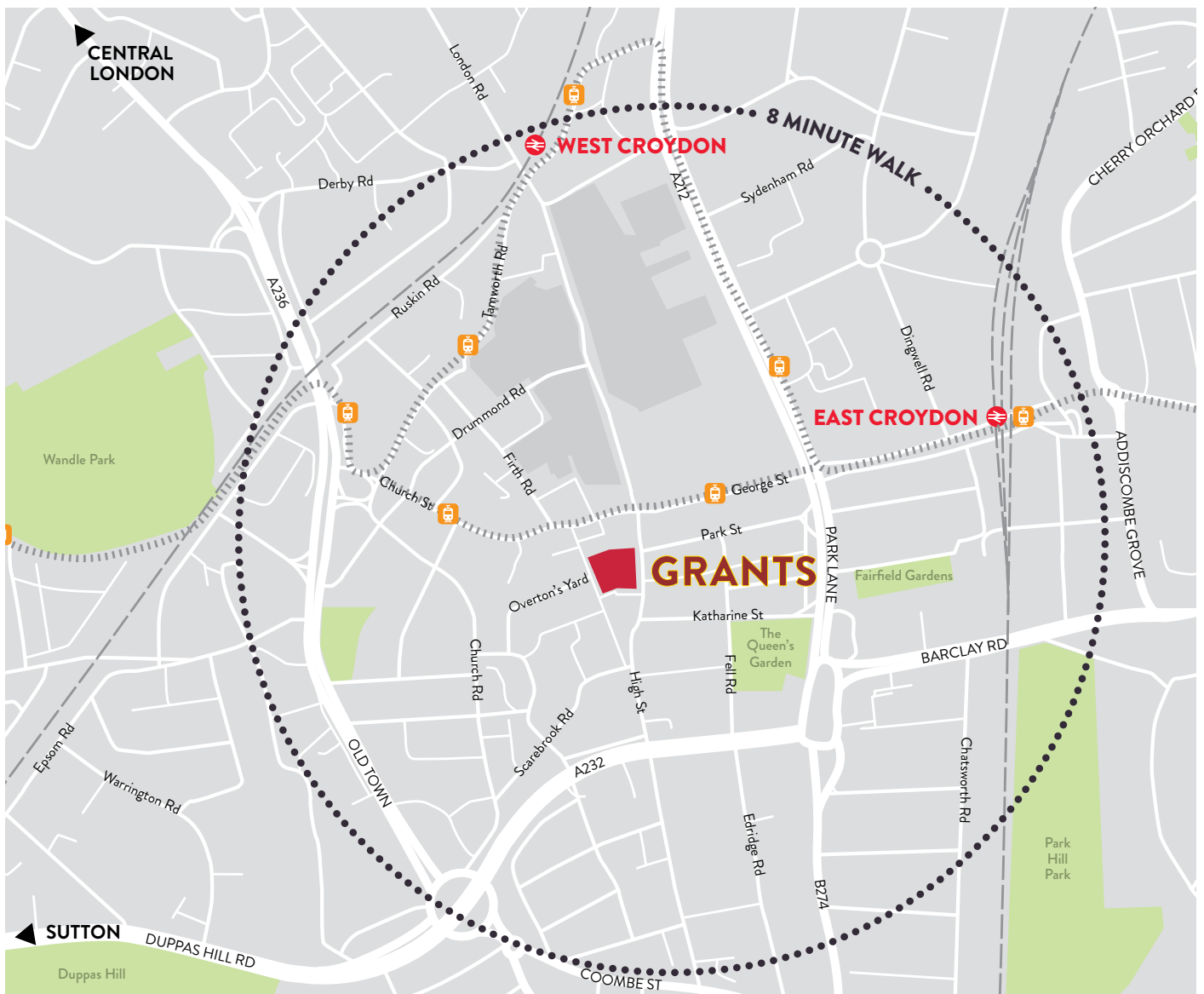
# GRANTS ENTERTAINMENT CENTRE REDEVELOPMENT

## LOCATION

Grants Entertainment Centre is extremely well located in the heart of Croydon. The Whitgift Shopping centre and the main retail thoroughfare is located close by.

## SITUATION

East Croydon and West Croydon Stations are located under 10 minutes walk away and local bus routes are on the doorstep. The A232 trunk road that connects the east of the borough with the west is easily accessed from the development.





# ENTERTAINMENT DEVELOPMENT

## GRANTS ENTERTAINMENT CENTRE IS AN ESTABLISHED MIXED-LEISURE SCHEME OFFERING:

- Various A4/A3/A1 and D2 units available within a redeveloped scheme (subject to planning)
- Established bars / restaurants plus multi-screen cinemas and gym etc.
- Strong footfall from two existing leisure anchors (Nuffield & Vue Cinemas)
- A modern new design with prominent eye catching frontage

## EXISTING LEISURE PROVISION

Grants Entertainment Centre is already a proven leisure destination. Home to a Vue cinema and a NuffieldHealth (former Vigin Active), the centre has been successfully trading since 2000. Both occupiers will be remaining in the development.

### Current Occupiers

- Nandos
- J D Wetherspoons
- Vue Cinemas
- Nuffield Health
- Stonegate Pub Company
- Turtle Bay

## GRANTS ENTERTAINMENT CENTRE

Units 4 and 5 are situated on the ground floor with units 8 and 9 at first floor. There is a possibility to combine units.

Unit	Unit Type	Sq Ft	Sq M
Unit 4	A3 (Subject to Planning)	1,779	165
Unit 5	A3 (Subject to Planning)	2,801	260
Unit 8	A3/D2 (Subject to Planning)	2,510	233
Unit 9	A3/D2 (Subject to Planning)	21,218	1,971.2

\*Areas include external seating areas









Burger

BURGER

PROPER HAMBURGERS

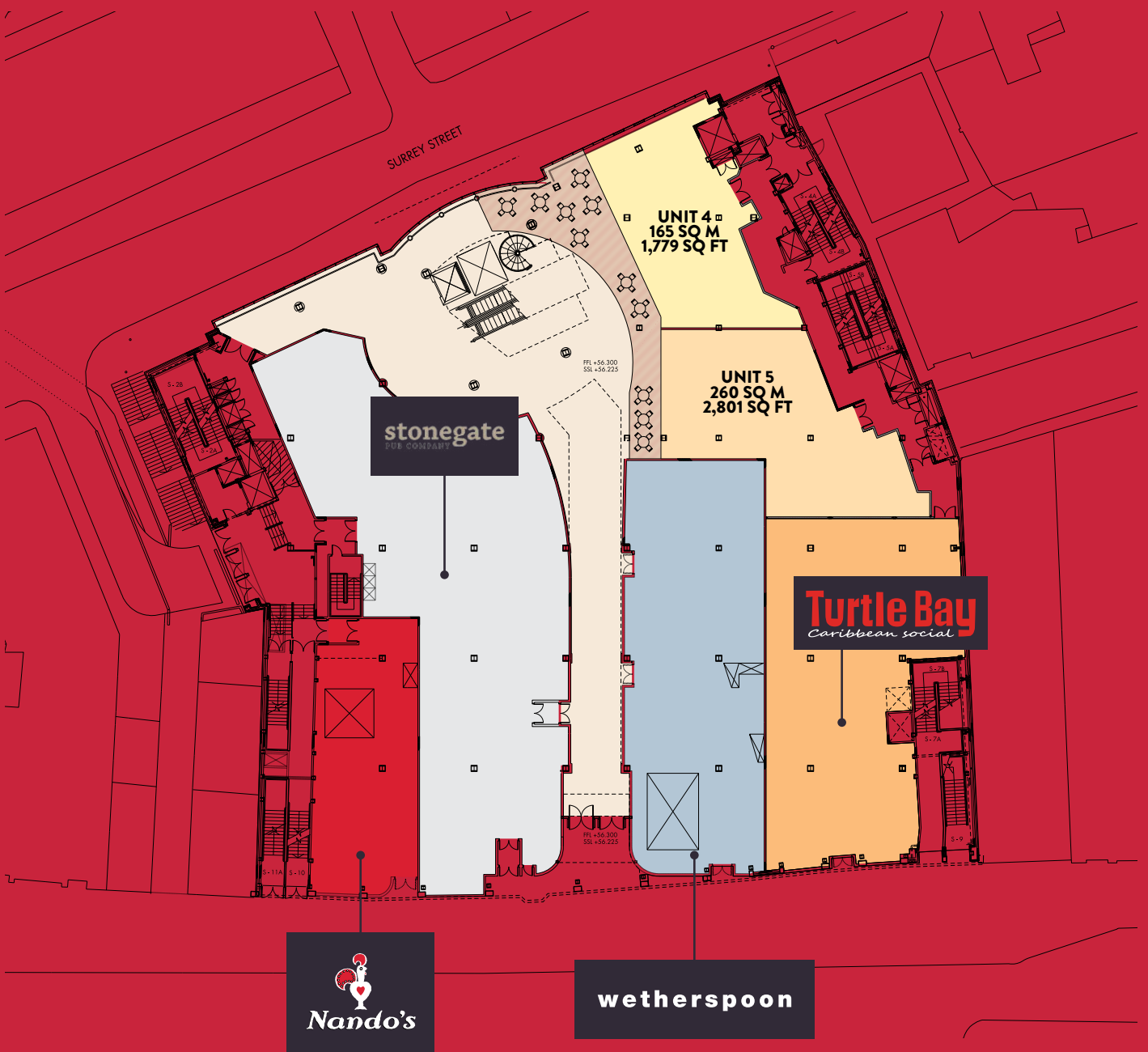
Coffee

Coffee



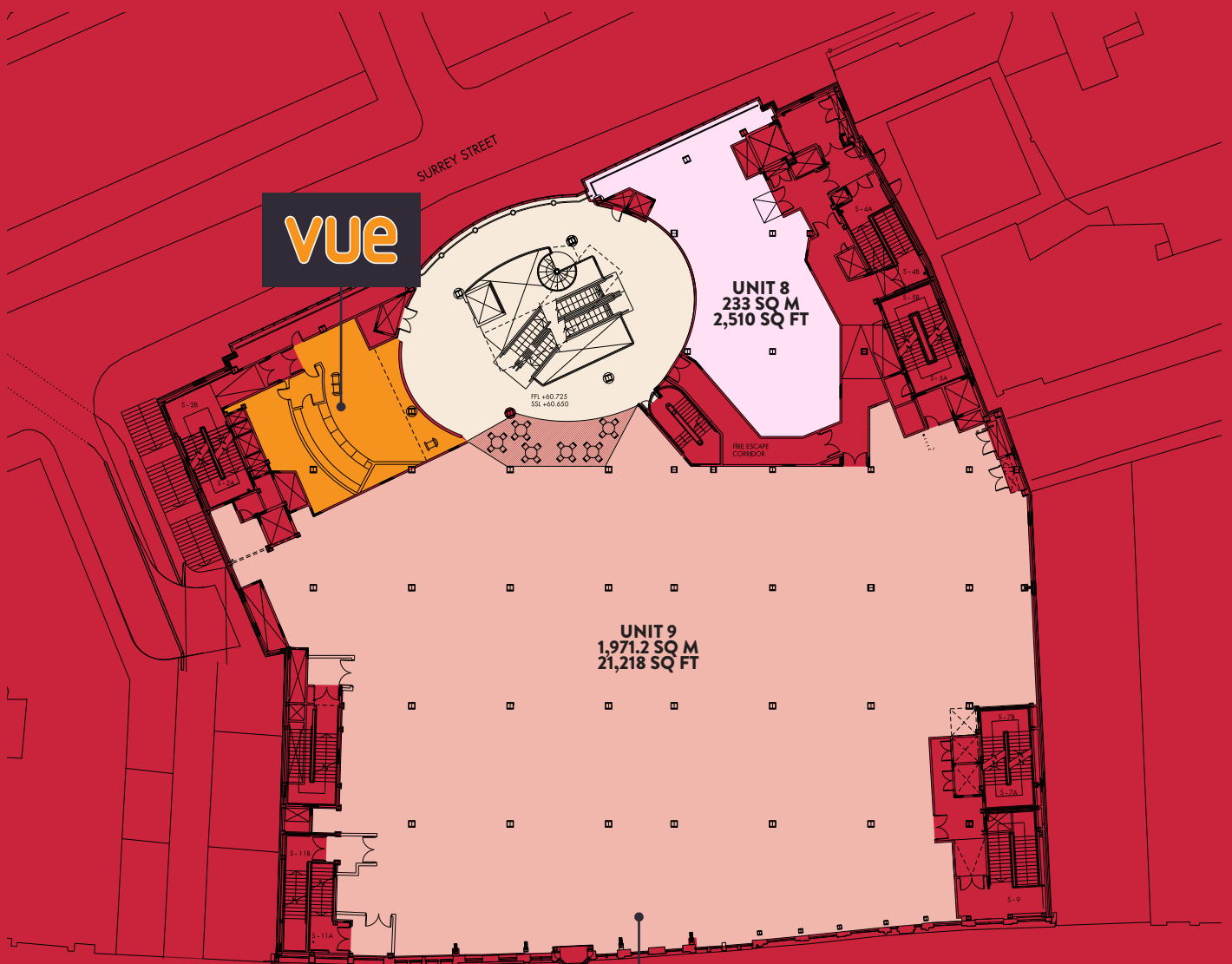
# FLOOR PLANS

## GROUND FLOOR





# FIRST FLOOR

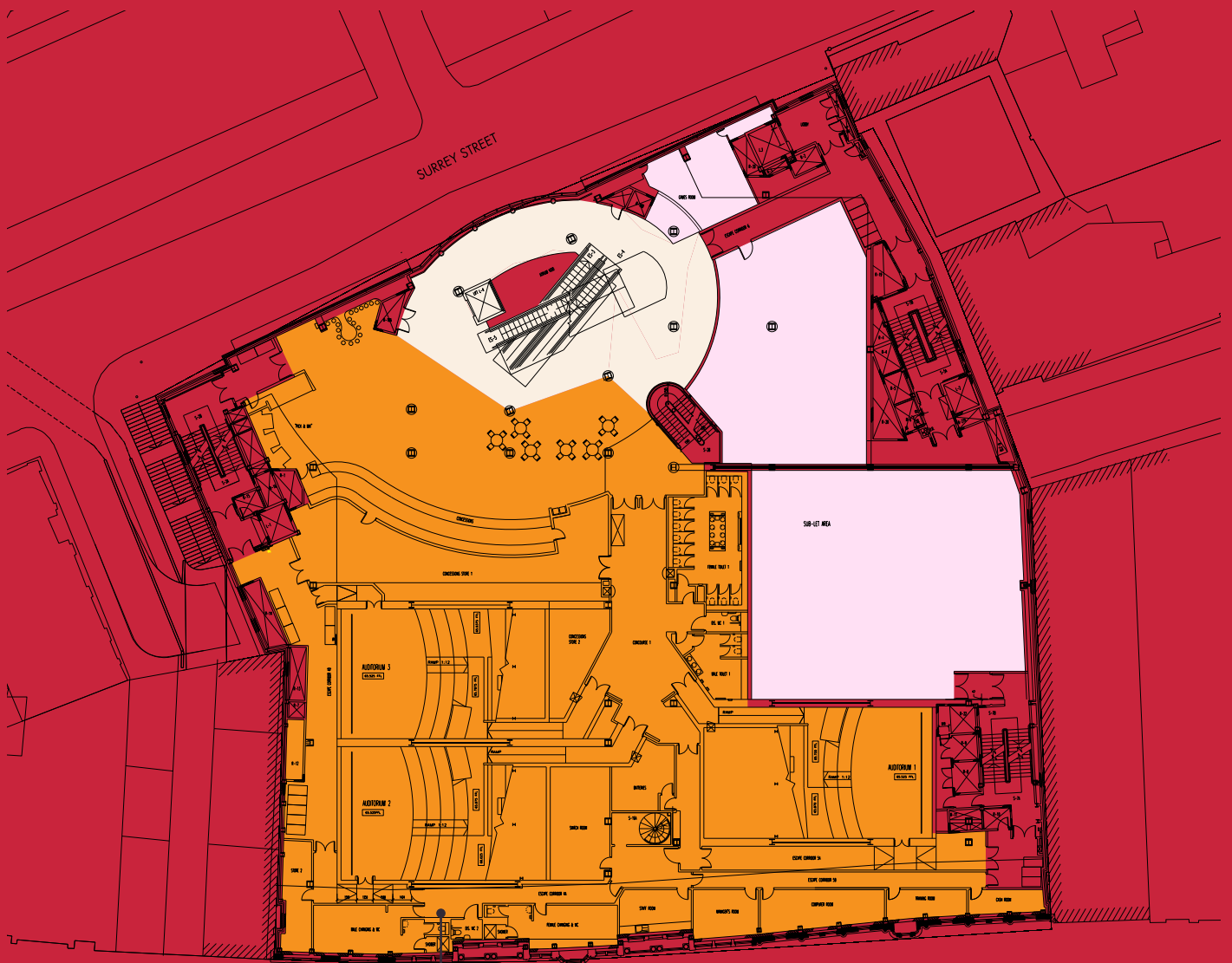


**OPTION TO SPLIT**



# FLOOR PLANS

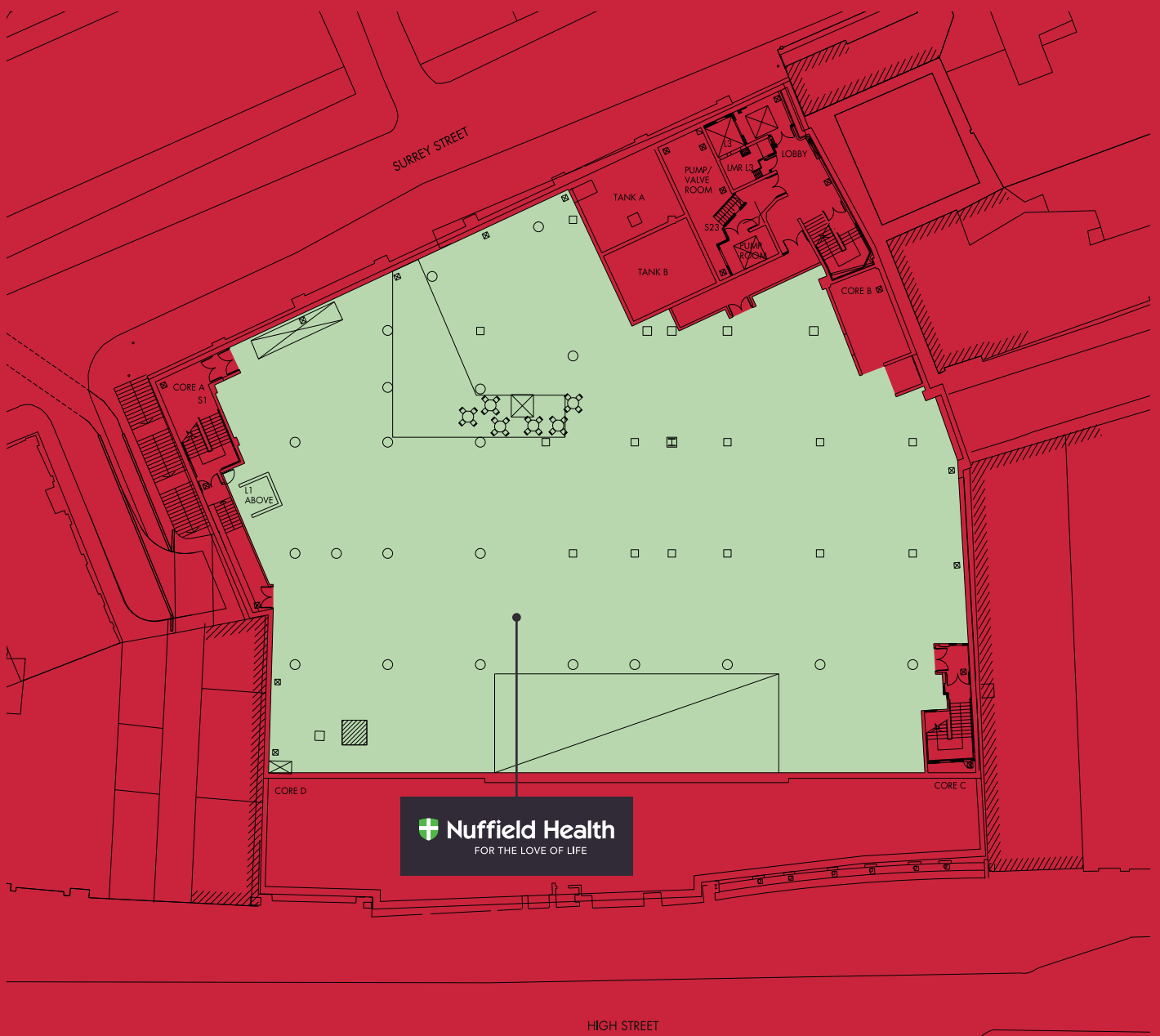
## SECOND FLOOR



HIGH STREET



# LOWER GROUND FLOOR



 **Nuffield Health**  
FOR THE LOVE OF LIFE





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調彈  
自  
風來  
琴  
水  
帝  
香







## TERMS

New effective full repairing and insuring lease is to be granted for a term to be agreed.

## RENT

Upon application

## RATING

The premises will need to be assessed for rating purposes following their initial occupation.

## EPC

An EPC rating will be calculated upon completion of the development.

## SERVICE CHARGE

There will be a service charge in place to recover the costs of the landlord's upkeep of the common areas and external structure of the building. Figures available upon request.

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to the joint sole agents on this basis and where silent offers will be deemed net of VAT.

## FURTHER INFORMATION

### Viewing

Strictly by appointment with the joint agents.

## POSTCODE

CR0 1RE

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Under Instruction From:



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