



NUMBER 1
CROYDON

OFFICES TO LET IN
CROYDON'S MOST
ICONIC BUILDING

NO.1 CROYDON IS AN ICONIC BUILDING OFFERING FLEXIBLE OFFICE SPACE TO SUIT YOUR NEEDS

Croydon is London's largest suburban office market with major occupiers including Nestlé, Direct Line Insurance, Chartis and Mondial. No.1 Croydon is a landmark building rising 23 storeys, providing over 160,000 sq ft of office space. The iconic building is instantly recognisable against the skyline and is undergoing a major refurbishment programme to provide flexible open plan floorplates, capable of subdivision.

No.1 Croydon is located immediately opposite East Croydon station, which provides direct links to London Victoria, London Bridge and Gatwick Airport, all within 15 minutes.



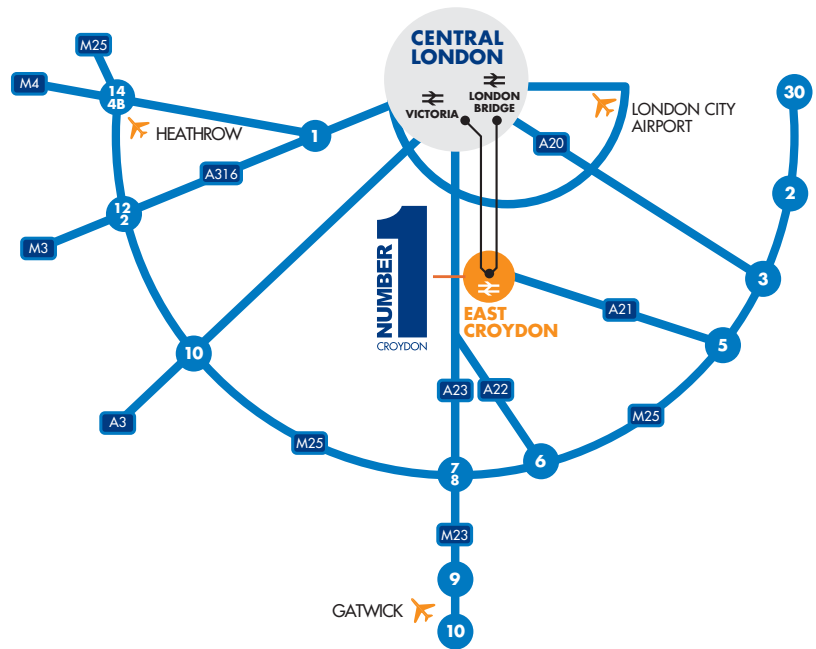


PRIME LOCATION AND EXCELLENT TRANSPORT LINKS

THE CITY AND GATWICK INTERNATIONAL AIRPORT ARE ONLY 15 MINUTES AWAY, MAKING No.1 CROYDON PERFECT BUSINESS SENSE

Croydon is strategically located on the A23, the main arterial route between Central London and the M25 motorway, 12 miles south of Central London and within close proximity to both Gatwick and Heathrow Airports.

No.1 Croydon is located next to East Croydon train station providing fast and frequent services to Central London and Gatwick Airport, in addition to, the Croydon Tramlink service which provides services from Wimbledon to Beckenham. The new East London tube line extension connects Surrey Quays, Canary Wharf and the City to West Croydon.



No.1 Croydon boasts excellent communications and amenities. Situated on Addiscombe Road, immediately adjacent to East Croydon station, there are exceptional rail communications from the station linking Croydon with Central London and the South Coast. The Thameslink service links Croydon with Kings Cross, Blackfriars, London Luton Airport and Brighton.

Croydon has a large retail and amenity offer with the Whitgift and Centrale Shopping Centres within a 5 minute walk of the building.



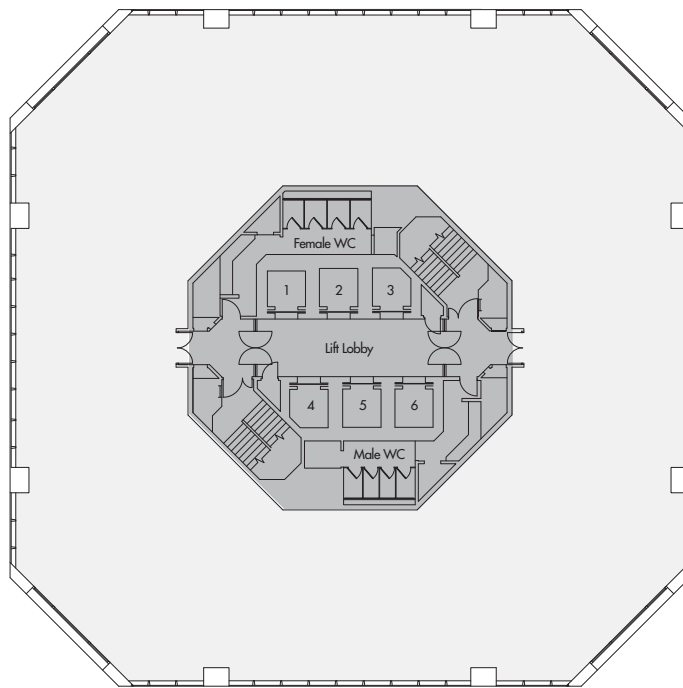
THE OFFICE SPACE HAS BEEN TRANSFORMED TO MEET MODERN OCCUPATIONAL NEEDS

A standard floor within the No.1 Croydon building is 7,567 sq ft and can be split multiple ways from 3,000 sq ft upwards.

Refurbishment includes:

- Column free space
- New ceiling mounted VRV air-conditioning
- New suspended ceilings
- New LG7 compliant light fittings
- Full access raised floors with a 45mm clear void
- New carpets
- Refurbished lift lobbies
- Floor to ceiling height 2.4m
- Refurbished toilets
- Six passenger lifts
- Basement car parking is available at 1:1000 sq ft

Floor plan for indicative purposes only



LEASE TERMS
ON APPLICATION

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MISREPRESENTATION ACT 1967 AND DECLARATION

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Energy Performance Certificate

Non-Domestic Building



NLA Tower
12-16 Addiscombe Road
CROYDON
CR0 0XT

Certificate Reference Number:
0673-3002-0586-0890-5605

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 129 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Oil
Building environment: Mixed-mode with Mechanical Ventilation
Total useful floor area (m²): 37559
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:

46 If newly built

113 If typical of the existing stock