



# The Lansdowne Building

## EAST CROYDON

Flexible fully-fitted suites in  
a range of sizes, two minutes  
walk from East Croydon Station

**[thelansdowne-building.co.uk](http://thelansdowne-building.co.uk)**

3rd floor suites from 1,700 sq ft  
up to an entire floor of 13,700 sq ft





### Flexible fully-fitted suites

- Short form leases
- Leasing period – available from a minimum term of 12 months
- Rent inclusive of rent, service charge and insurance
- Offices set up and ready for occupation
- Furniture included
- Full access raised floors
- Suspended metal tiled ceilings incorporating Cat II lighting
- Two 16-person passenger lifts; two 14-person passenger lifts and two goods lifts
- Male/female WC facilities on each floor
- Full height atrium

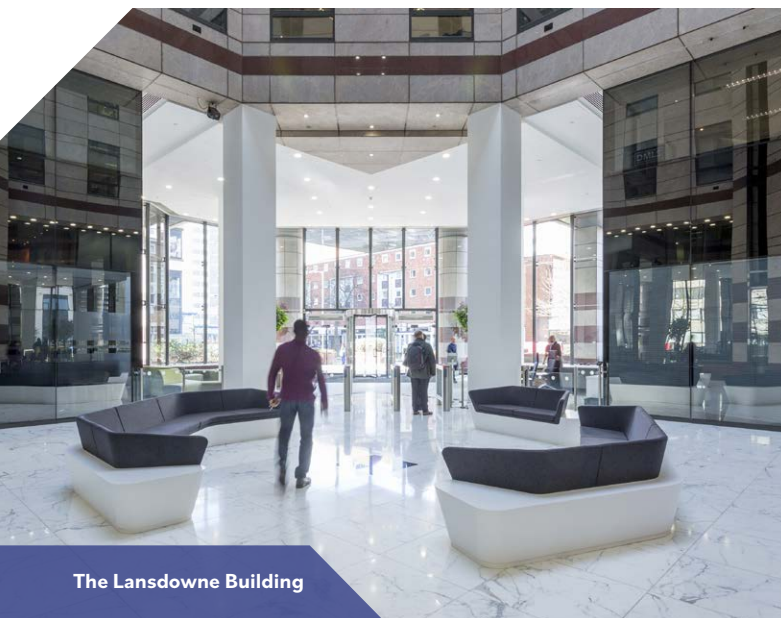
Grade  
A Offices

## The Lansdowne Building

Located in the prime office core on Lansdowne Road which is set to become the major route from East Croydon Station into the Central Business District and retail core.

The Lansdowne Building comprises 110,000 sq ft (10,220 sq m) of Grade A office accommodation arranged over basement, ground and seven upper floors with 50 car parking spaces.

The flexible layout allows for multiple occupation on whole/part floors and an open/cellular arrangement.



The Lansdowne Building



Available  
suites

3rd floor Suites from 1,700 sq ft up to an entire floor of 13,700 sq ft

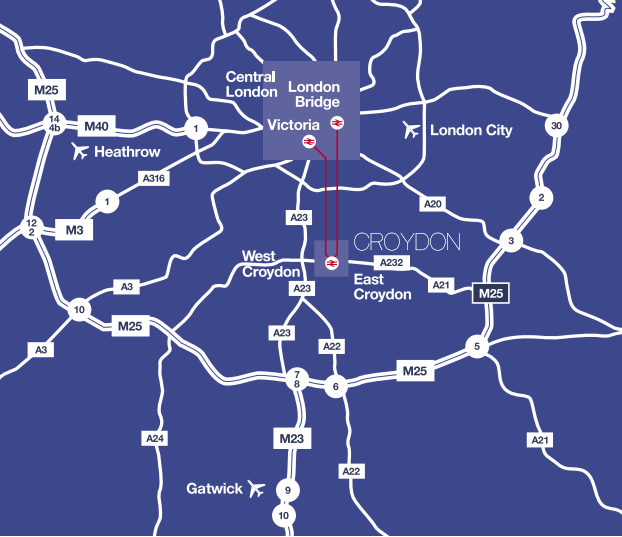
	Floor area sq ft NIA	Floor area sq m NIA	Car spaces
<b>Suite 1 3rd floor</b>	1,700	158	1 space
<b>Suite 2 3rd floor</b>	2,500	232	1 space
<b>Suite 3 3rd floor</b>	3,000	279	1 space
<b>Suite 4 3rd floor</b>	6,500	604	2 space

Available on inclusive terms which include:  
rent, service charge, insurance and new  
furniture if required.



3rd Floor Suites





## Location

Located on Lansdowne Road, The Lansdowne Building is just a short walk from East Croydon Station and Tramlink stops.

Croydon is one of the most accessible locations in Greater London and the South East. East Croydon mainline station provides quick and regular services to both Central London and the South Coast.

West Croydon station is on the East London Line, connecting to the London Underground network. By road, Croydon is strategically located on the A23 between Central London and the M25 with easy access to both Gatwick and Heathrow Airports.

## Fast Rail Travel

- 16 minutes to London Victoria
- 13 minutes to London Bridge
- 9 minutes to Clapham Junction
- 14 minutes to Gatwick
- 11 minutes to Redhill
- 39 minutes to Brighton
- Excellent tram services providing links east and west from Beckenham to Wimbledon

**Central  
location**

[thelansdowne-building.co.uk](http://thelansdowne-building.co.uk)



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