



KNOLLYS HOUSE

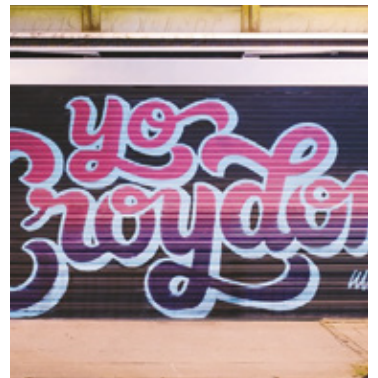
CROYDON

NEWLY REFURBISHED OFFICE SPACE





CGI of Westfield, Croydon



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



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.



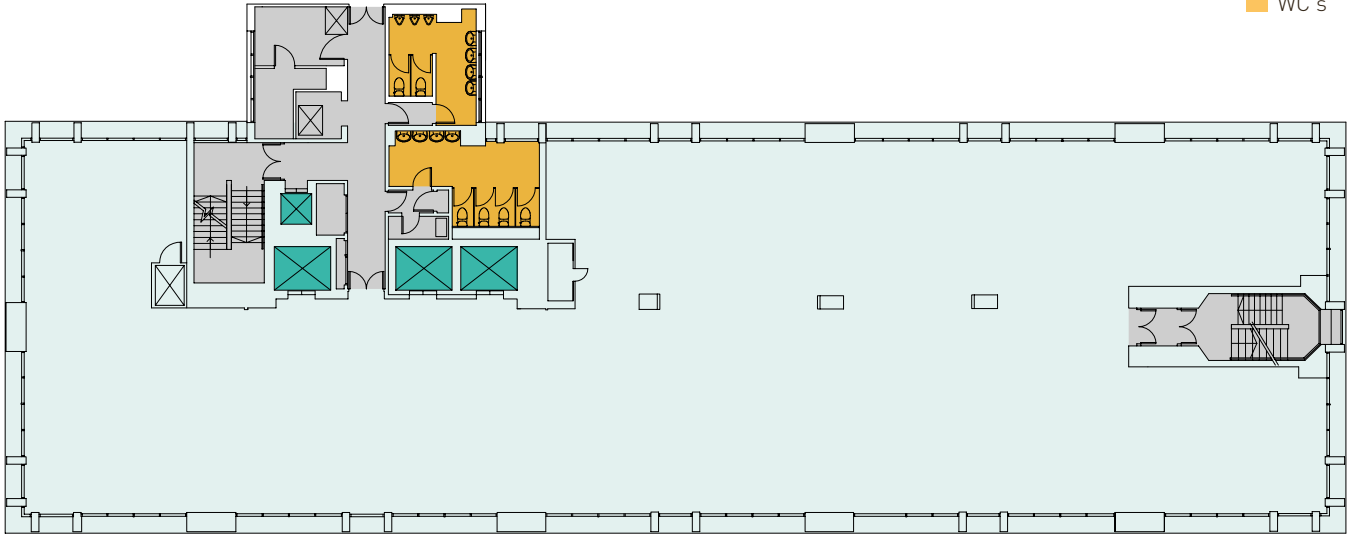
BOXPARK CROYDON SPECIFICALLY FOCUSES ON FOOD AND BEVERAGES.



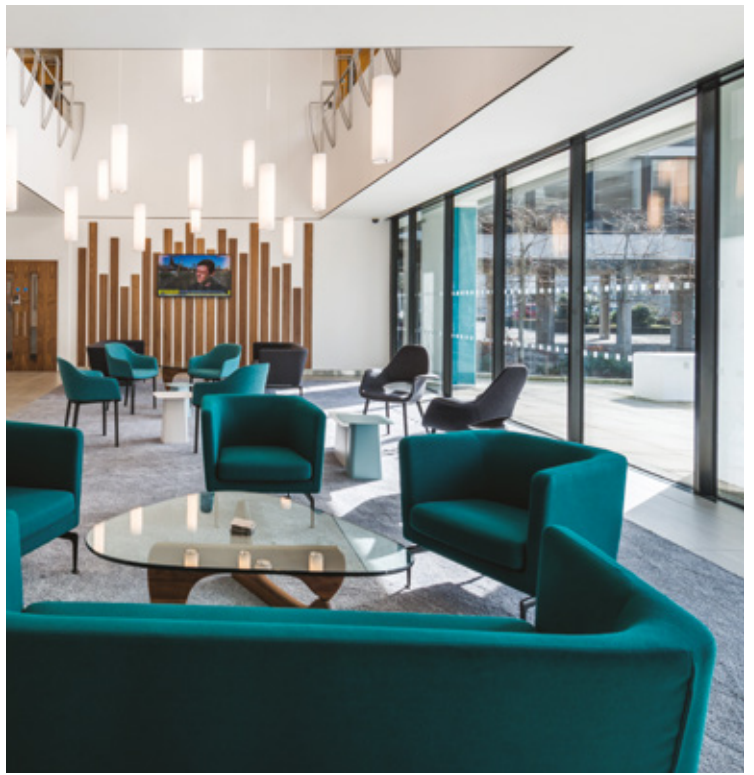
TYPICAL FLOOR 604 SQ M, 6,506 SQ FT



- 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.

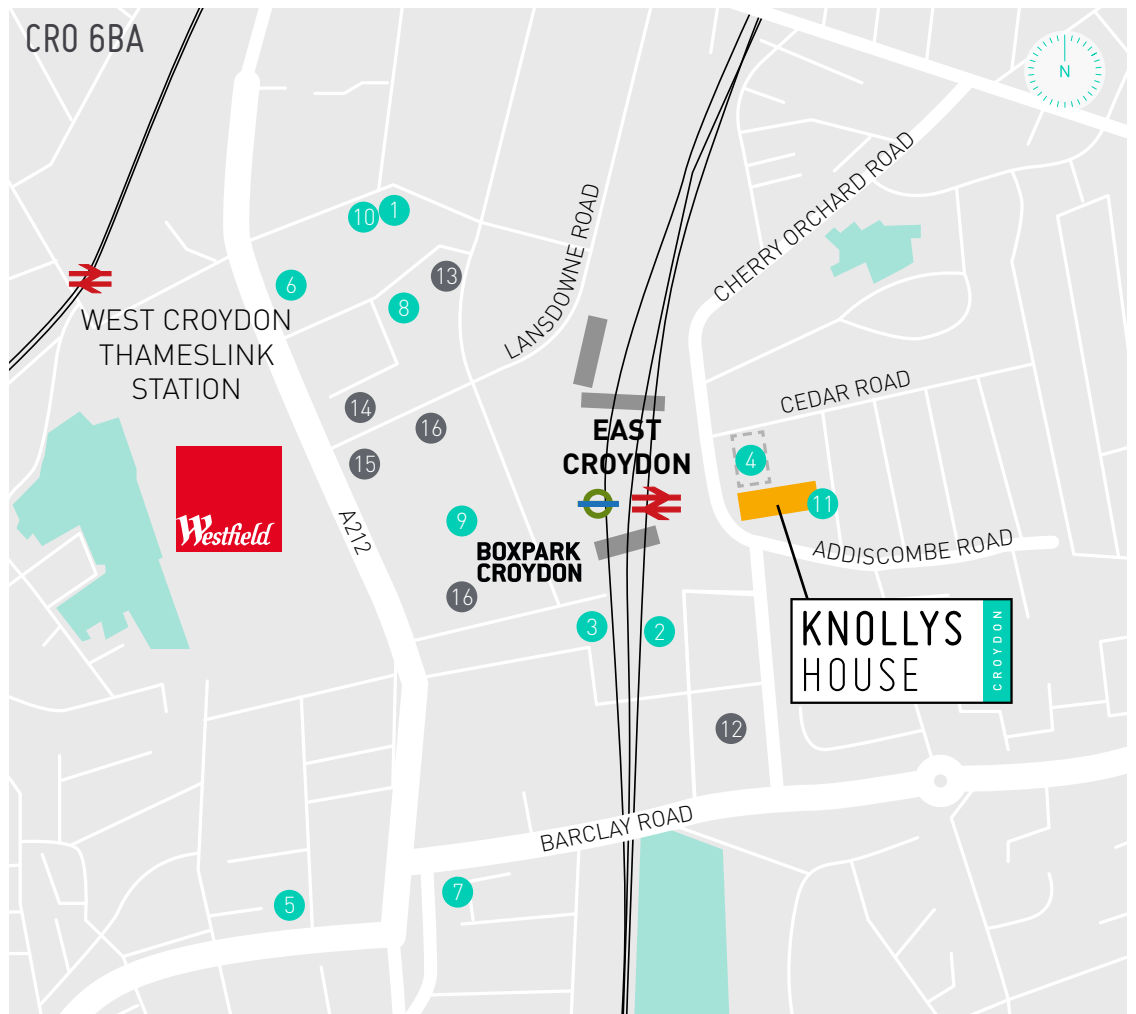
EXISTING OCCUPIERS

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

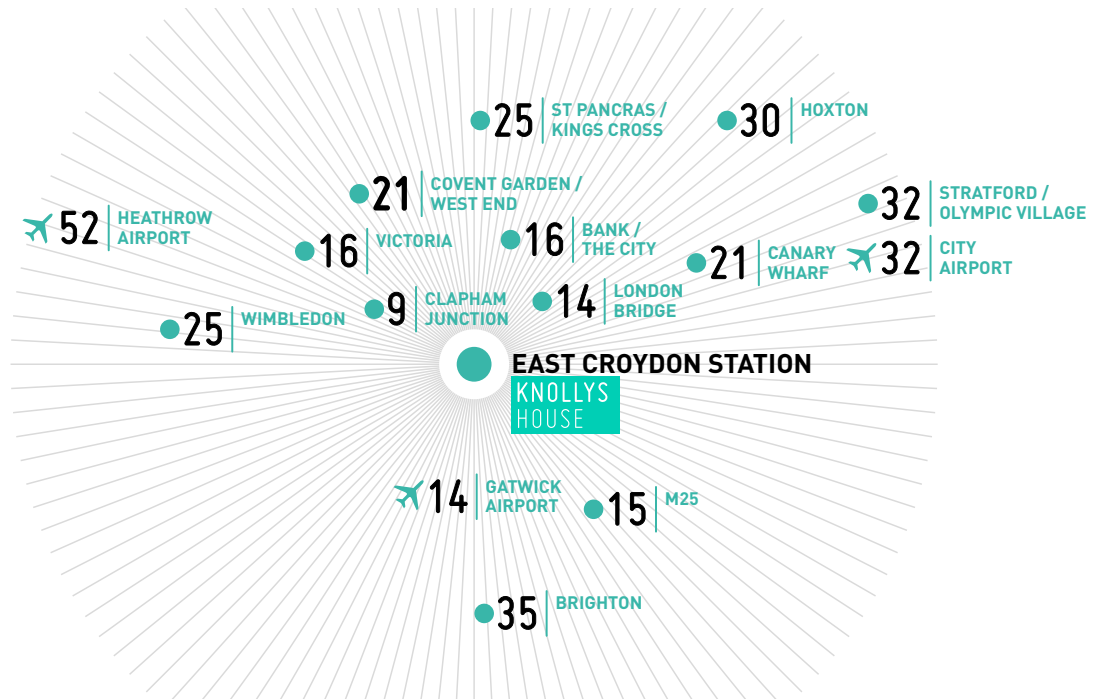
HOTELS

12. CLARION COLLECTION CROYDON PARK
13. HAMPTON BY HILTON
14. THE LANSDOWNE
15. JURYS INN
16. PREMIER INN
17. TRAVELODGE



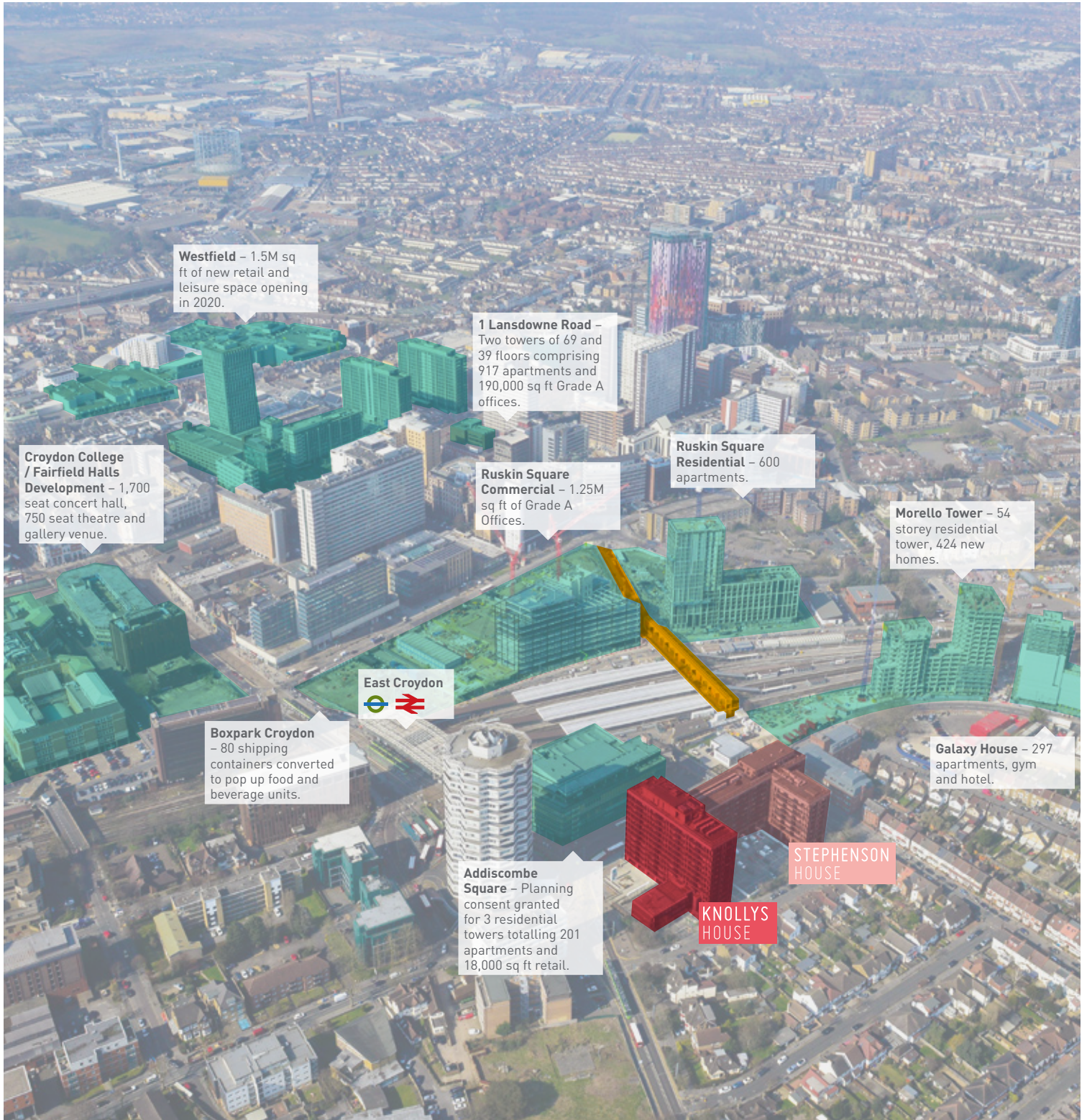
TRAVEL TIMES: MINUTES

CROYDON IS ONE OF LONDON'S BEST CONNECTED BUSINESS HUBS - 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



Westfield – 1.5M sq ft of new retail and leisure space opening in 2020.

1 Lansdowne Road – Two towers of 69 and 39 floors comprising 917 apartments and 190,000 sq ft Grade A offices.

Croydon College / Fairfield Halls Development – 1,700 seat concert hall, 750 seat theatre and gallery venue.

Ruskin Square Commercial – 1.25M sq ft of Grade A Offices.

Ruskin Square Residential – 600 apartments.

Morello Tower – 54 storey residential tower, 424 new homes.

East Croydon

Boxpark Croydon – 80 shipping containers converted to pop up food and beverage units.

Galaxy House – 297 apartments, gym and hotel.

Addiscombe Square – Planning consent granted for 3 residential towers totalling 201 apartments and 18,000 sq ft retail.

STEPHENSON HOUSE

KNOLLYS HOUSE



SPECIFICATION

AIR CONDITIONING

NEWLY CARPETED FLOOR

STUNNING NEW RECEPTION

NEW LED LIGHTING

NEW METAL TILED SUSPENDED CEILING

NEWLY REFURBISHED WCS AND SHOWERS

FLOOR	LET/ AVAILABLE	SQ FT	SQ M
10	Available	6,506	604.4
9	Available	6,506	604.4
8	Available	6,506	604.4
7	Available	6,506	604.4
3	Available	6,496	603.5
2	Available	9,685	899.8
TOTAL	TOTAL	42,205	3,921



CONTACT US



TOM MELLOWS

020 7409 8964

tmellows@savills.com

OLIVIA JONES

020 7409 8708

ojones@savills.com



DAVID CUTHBERT

020 3130 6401

dcuthbert@hanovergreen.co.uk

KEVIN HAWTHORN

020 3130 6404

khawthorn@hanovergreen.co.uk

MISREPRESENTATION ACT 1967 AND DECLARATION

Savills (UK) Limited and Hanover Green LLP for themselves and for the vendor as agents for the vendor give notice that:

1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk.
2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors.
3. Any interested purchasers, licensees or any other third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and the specific details in the particulars are correct and accurate especially in relation to floor area and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars.
4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any other third parties must undertake their own enquiries and satisfy themselves in this respect.
5. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

March 2017

WWW.KNOLLYSHOUSE.CO.UK

Brochure designed and produced by SAENTYS +44 (0)20 7407 8717 | info@saentys.com | www.saentys.com