



ONE  
CROYDON



# OVERVIEW

Instantly recognisable against the London skyline.

Undergoing a major refurbishment programme to provide flexible open plan floorplates, capable of subdivision.

Dedicated on site management team.

High quality café on the ground floor.

Croydon is London's largest suburban office market with major occupiers including Mott MacDonald, Liverpool Victoria Insurance, AIG, EDF, Siemens, Bodyshop, HMRC and Allianz.

Located immediately opposite East Croydon station, which provides direct links to London Victoria, London Bridge and Gatwick Airport, all within 15 minutes.

Flexible floor plates ranging from 1,736 sq ft to 7,811 sq ft.

Exposed services or conventional specification available.

**A LANDMARK BUILDING RISING 23 STOREYS, PROVIDING OVER 160,000 SQ FT OF OFFICE SPACE ADJACENT TO EAST CROYDON TRAIN AND TRAM STATION.**



# LOCATION

£1 Billion

Westfield & Hammerson have joined together to invest £1 Billion into redeveloping the Whitgift and Centrale centres

24 Million

The number of passengers who pass through Croydon's stations each day

300

Over 300 new shops, cafés and restaurants\*



30+

Blue Chip Companies

6,000,000 sq ft

Office space in Croydon

9,000

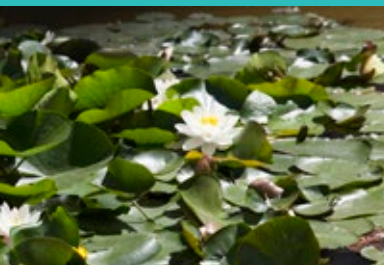
National and international businesses in Croydon

## Occupiers

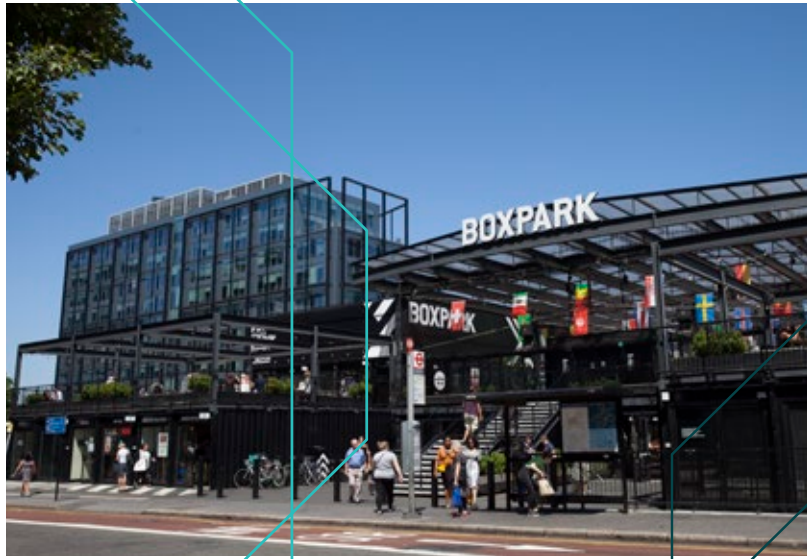
- |         |         |                |                      |                              |            |
|---------|---------|----------------|----------------------|------------------------------|------------|
| 1       | 2       | 3              | 4                    | 5                            | 6          |
| Allianz | CHARTIS | Mott MacDonald | NetworkRail          | Home Office UK Border Agency | EDF ENERGY |
| 7       | 8       | 9              | 10                   | 11                           |            |
| AECOM   | ZURICH  | THE BODY SHOP  | HM Revenue & Customs | Goldman Sachs                |            |

A TOTAL OF £3.5 BILLION WORTH OF PRIVATE AND PUBLIC INVESTMENT IS EXPECTED TO BE COMMITTED TO THE TOWN IN THE NEXT FIVE YEARS. IT IS SET TO BECOME A HUB FOR ECONOMIC GROWTH AND ONE OF THE UK'S FASTEST GROWING COMMERCIAL AND RETAIL DESTINATIONS.

CROYDON IS HOME TO OVER 9,000 BUSINESSES, MAKING IT THE ECONOMIC AND SOCIAL HEART OF THE SOUTH EAST. IT HAS A SIGNIFICANT SHOPPING POPULATION WORTH OVER £5.4 BILLION SPREAD OVER 2.5 MILLION SQ FT OF RETAIL AREA.



\*Redevelopment proposal of Whitgift Shopping Center

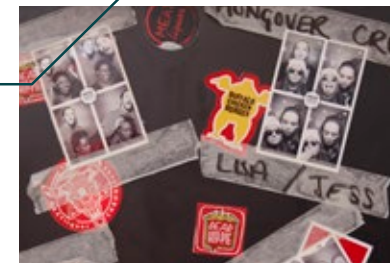
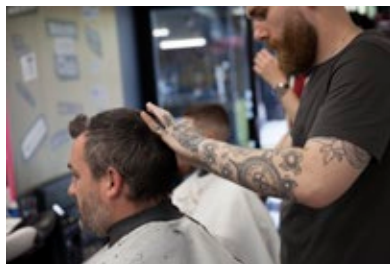


# ON TREND

NOW ESTABLISHED AS THE SILICON VALLEY OF THE SOUTH, CROYDON'S TRANSFORMATION CONTINUES AT PACE. THE NEW HOME OF THE CAPITAL'S STREET ART MOVEMENT, CROYDON BOASTS EXCITING NEW RETAIL AND DINING EXPERIENCES AT BOXPARK AND RUSKIN SQUARE.

## BOXPARK

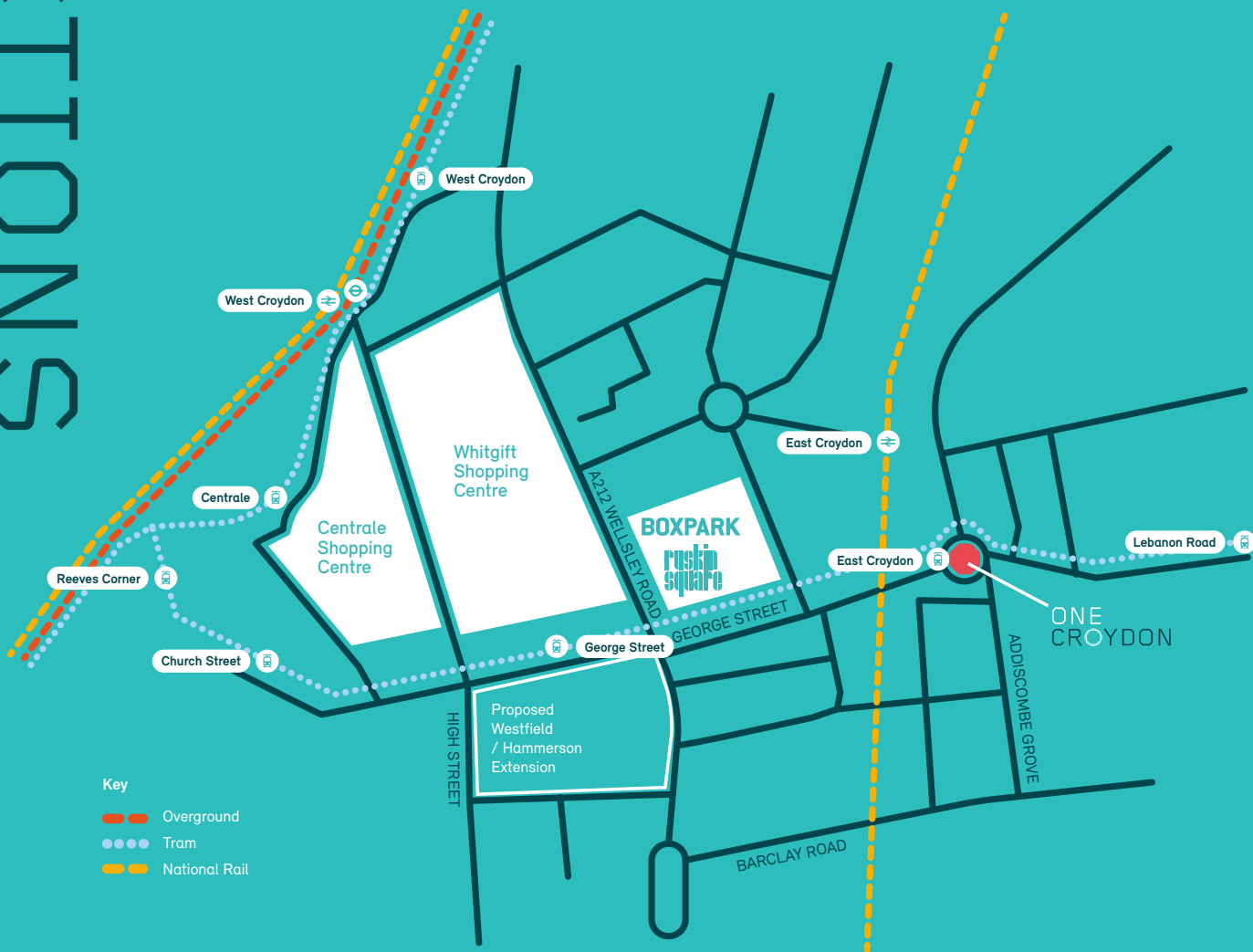
A unique concept which fuses the modern street food market placing local and global brands side by side, to create a unique shopping and dining destination. Boxpark also hosts a number of events and live music nights. Just 100 metres from One Croydon.



# CONNECTIONS

## LONDON'S BEST CONNECTED URBAN CENTRE

Superbly located next to East Croydon train and tram stations providing fast and frequent rail services to Central London and Gatwick Airport.



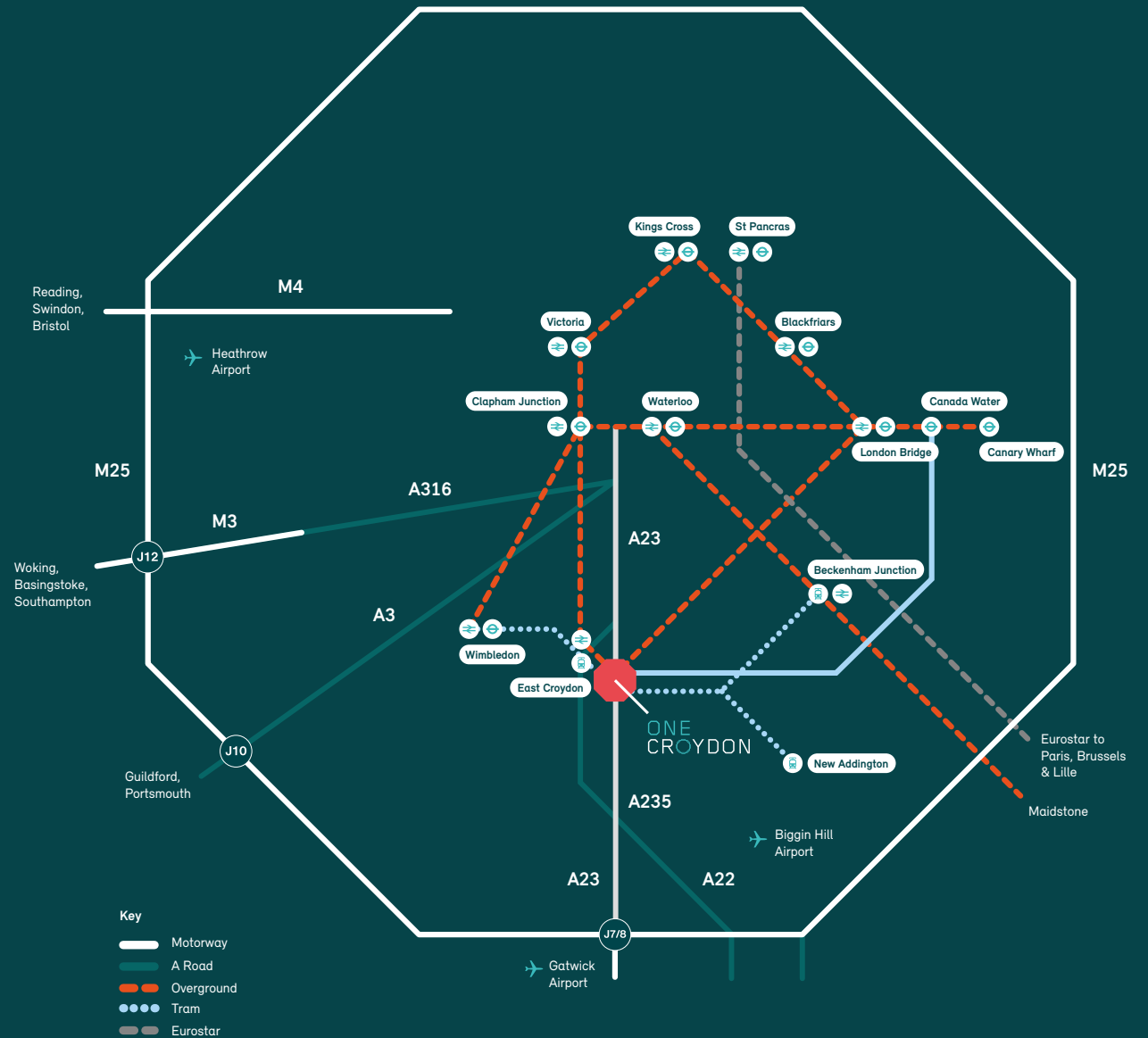
24 million passengers use East Croydon Station a year.

Located next to East Croydon train station, providing fast and frequent rail services to Central London and Gatwick Airport, in addition the Croydon Tramlink provides services from Wimbledon to Beckenham. The London Overground line extension connects Surrey Quays, Canary Wharf and the City to West Croydon.

East Croydon train station is also on the Thameslink line offering a direct service to Brighton, London Bridge, Farringdon, London St Pancras and Luton Airport Parkway.

### CONNECTION TIMES (MINS)

09	Clapham Junction	14	Gatwick Airport
15	London Bridge	16	Bank / The City
16	London Victoria	21	Canary Wharf
18	London Waterloo	25	King's Cross / St Pancras / Eurostar



# CONNECTIONS



**HIGHLY CONNECTED.  
MULTIPLE MODES OF TRANSPORT.  
LESS THAN 50M FROM  
EAST CROYDON STATION.**



Wimbledon  
31 mins

Mitcham  
Junction  
18 mins

Tramlink  
East Croydon

Birbeck  
18 mins

Beckenham  
Junction  
26 mins



Highbury  
& Islington  
60 mins

Canada  
Water  
38 mins

Overground  
West Croydon

New Cross  
Gate  
30 mins

Shoreditch  
High Street  
45 mins



London  
Blackfriars  
26 mins

Victoria  
15 mins

National Rail  
East Croydon

London  
Bridge  
12 mins

Gatwick  
Airport  
15 mins



Heathrow  
Airport  
60 mins

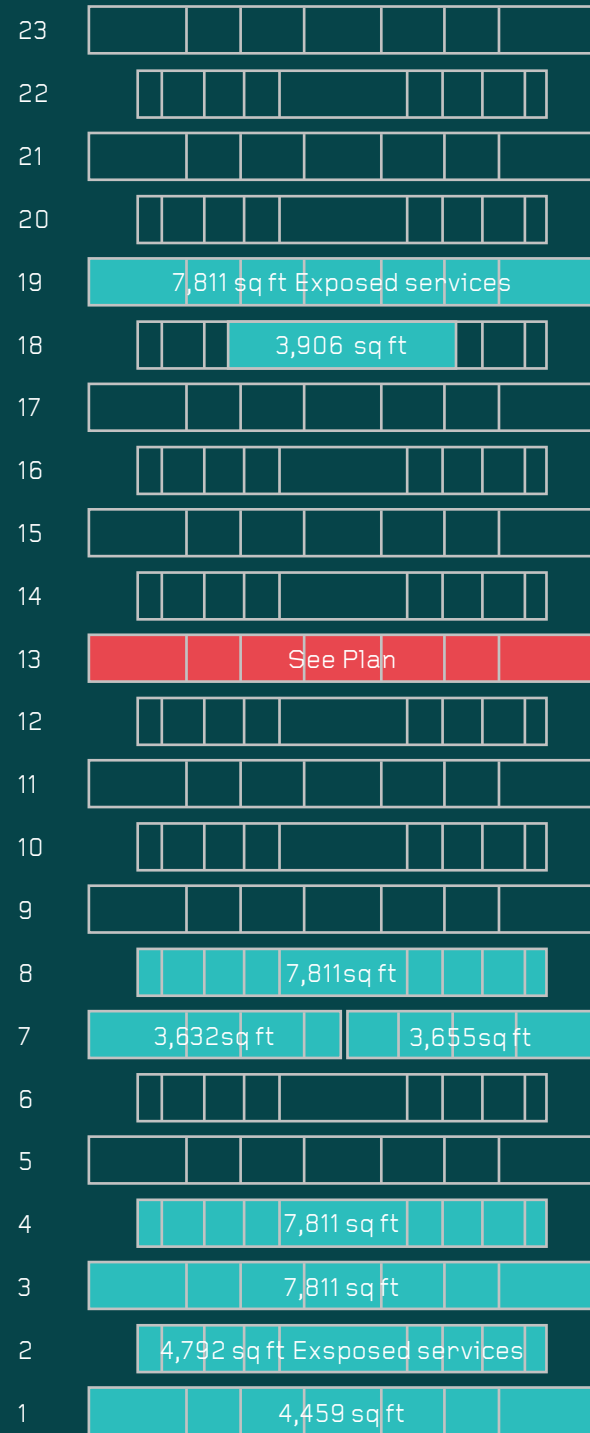
M25  
25 mins

Croydon

M23  
30 mins

Central  
London  
54 mins

# AVAILABILITY



**ONE CROYDON  
IS ALREADY  
HOME TO SOME  
RENOWNED  
COMPANIES**

dotmailer

Collins

ATKINS

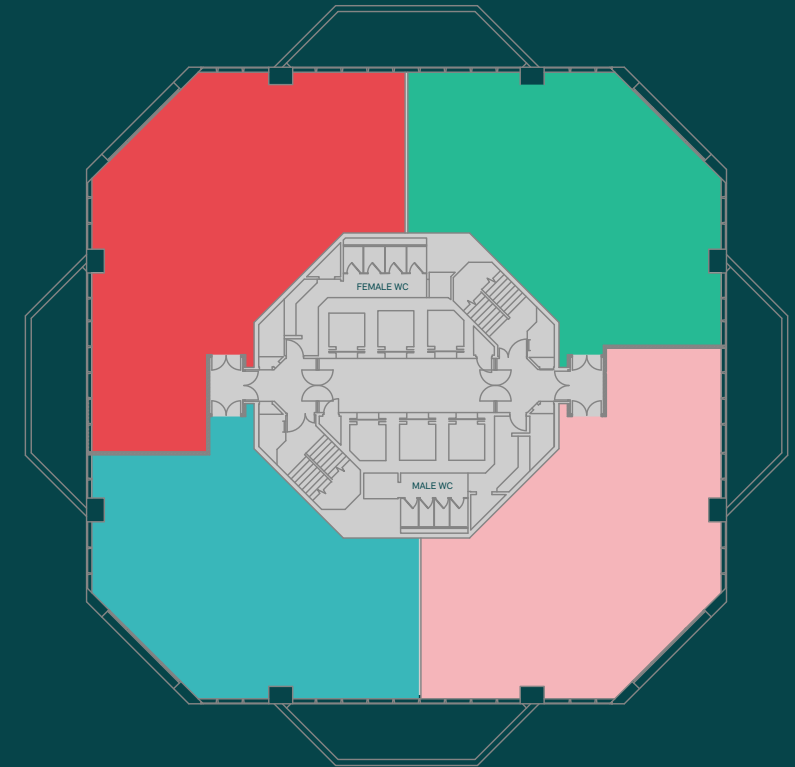
the gym

US  
UNIVERSITY  
OF SUSSEX

natterbox

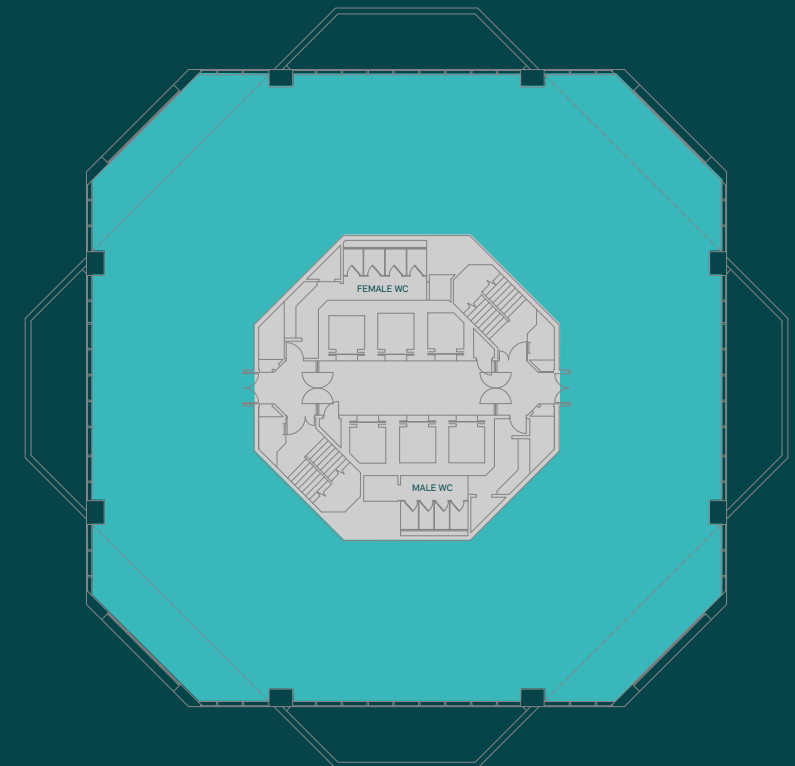
## FLOOR 13

- 2,054 sq ft  
191 sq m
- 1,736 sq ft  
161 sq m
- 1,704 sq ft  
158 sq m
- 1,913 sq ft  
178 sq m



## TYPICAL UPPER

7,881 sq ft  
732 sq m



# ON FLOOR



FLOOR  
19

Indicative CGI of proposed exposed service finish

**A STANDARD FLOOR WITHIN ONE CROYDON IS 7,811 SQ FT AND CAN BE SPLIT MULTIPLE WAYS FROM 1,736 SQ FT UPWARDS.**

EITHER CONVENTIONAL OFFICE ACCOMMODATION OR A MORE CONTEMPORARY LOOK AND FEEL BY EXPOSING THE SERVICES CAN BE PROVIDED.

- Column free space
- New heat recovery VRF
- New LG7 compliant light fittings
- Full access raised floors
- New carpets
- Refurbished lift lobbies
- Refurbished WCs
- Six passenger lifts
- Basement car parking



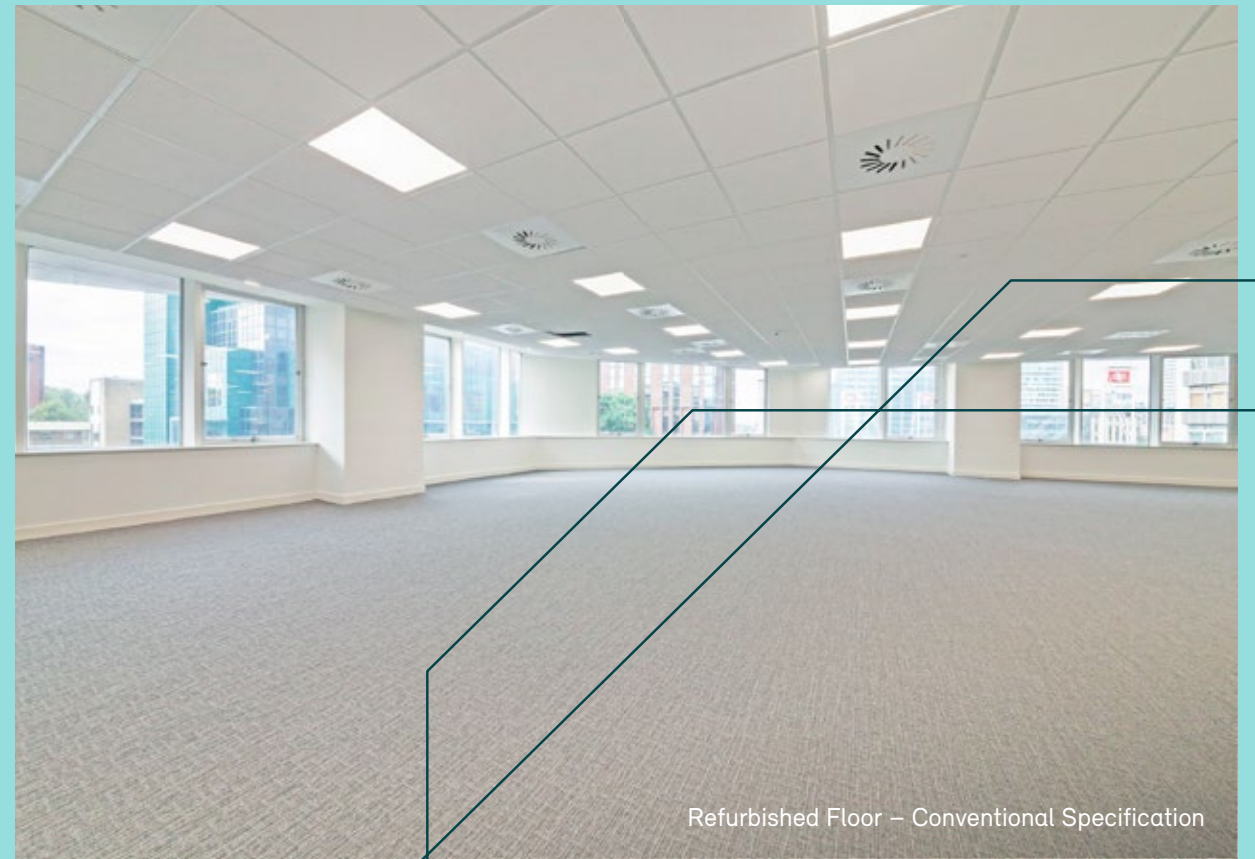
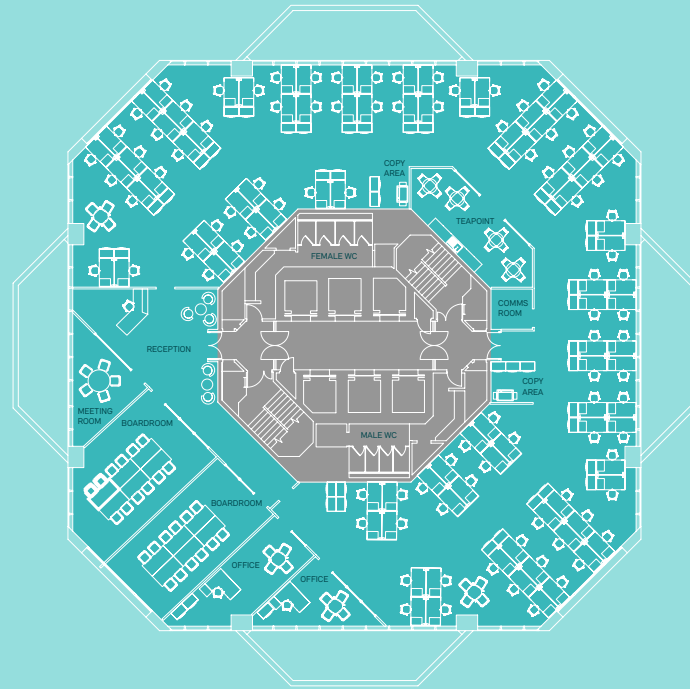
Indicative CGI of proposed exposed service finish



# LAYOUT

## HIGH DENSITY

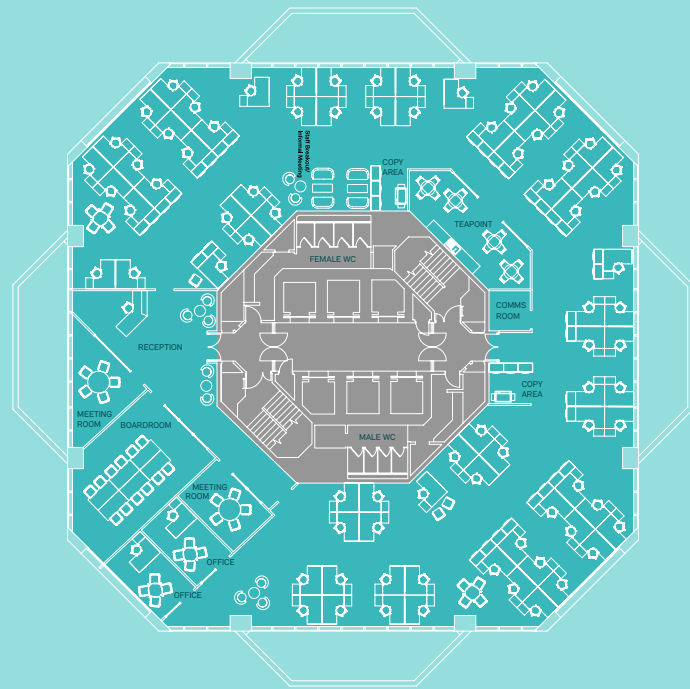
96 Workstations



Refurbished Floor - Conventional Specification

## LOW DENSITY

80 Workstations





## DETAILS

### Terms

Upon application.

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### EPC

The building has a rating of C and a score of 64.

## CONTACT

### SHW

–

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[shw.co.uk](http://shw.co.uk)

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## SATNAV

Postcode: CR0 5TT

Misrepresentation Act 1967 and Declaration  
Savills and Stiles Harold Williams for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are set out as a general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as standards or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Savills and Stiles Harold Williams has any authority to make or give any representation or warranty whatever in relation to this property.  
Siren Design. S010412. September 2018.

