

28 DINGWALL



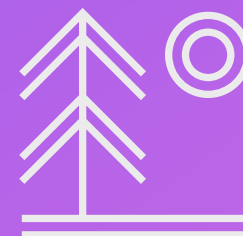
28 Dingwall will set a new benchmark for Croydon offices, offering superb design incorporating roof terraces, a prime pitch location and a wealth of amenities moments from East Croydon Station.

ALL
Together
Better

ALL

Together

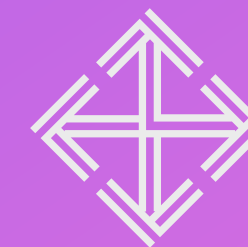
Better



Private and communal terraces



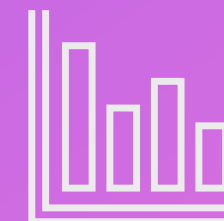
Stunning views



Bright, open flexible floors



Contemporary exposed services finish



Smart building enabled



EPC target A

28 Dingwall will deliver a truly progressive office scheme, the likes of which has never been delivered in Croydon before.

Offering 48,500 sq ft of dynamic space to capture the imagination. It will meet – and exceed – occupiers’ expectations.



Wiredscore Platinum



Designed to achieve BREEAM ‘Excellent’



Five At Heart Cycling facilities

The Great Outdoors

28 Dingwall features a stunning communal rooftop terrace with entertaining facilities, offering fantastic views. The building also has further private terraces on three upper floors.

28 DINGWALL



CGI. Indicative only.



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A Warm Welcome

Floor to ceiling windows showcase an impressive arrival experience.

Cutting Edge Design

Exposed services and industrial design characterise work space which will complement a contemporary occupier fitout.

28 DINGWALL



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Head Space

The striking Cat A specification will allow a creative fitout to energise and inspire staff.

ALL

For You



Designed with wellbeing in mind



Space to breathe



Spaces to think



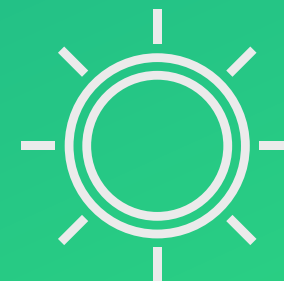
Greenery throughout the building



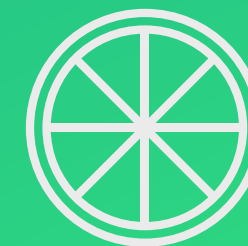
Dedicated Building app



Showers and generous changing facilities



Floor to ceiling windows flood the space with natural light



Five At Heart Cycling accreditation



Fitwel accreditation

We can work from home. We can meet using all kinds of technology platforms. We can stay connected to colleagues. We can perform our tasks remotely.

We can, but we also need to collaborate!

28 Dingwall is a building that allows you to work the way you want to.

30

Space cycle parking rack

04

Showers

74

Lockers with hanging space

08

Electric cycle spaces



28 DINGWALL



30 miles of cycling a week
can reduce the risk of heart
disease by 50%

University of Glasgow

Feel Good Factor

Partnering with Five at Heart, 28 Dingwall will provide the very best in cycle and end of journey experience.

App Controlled Technology

28 Dingwall is one of the smartest buildings around.

The Smart Spaces app puts occupiers first using the latest IoT technology. It collects all available data within the building to provide 360° control, automation and real time operational feedback.



Community
Alerts for tenant discounts and events



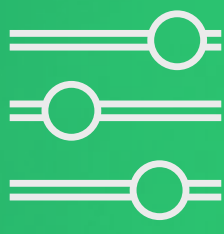
Bookings
Book space in meeting rooms and studios



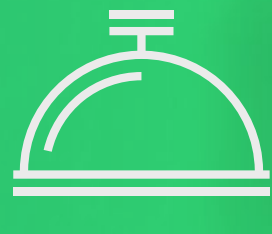
Occupancy
Shows availability of showers etc



Access control
No need for key fobs



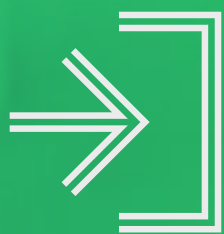
Environment control
Control lighting and temperature



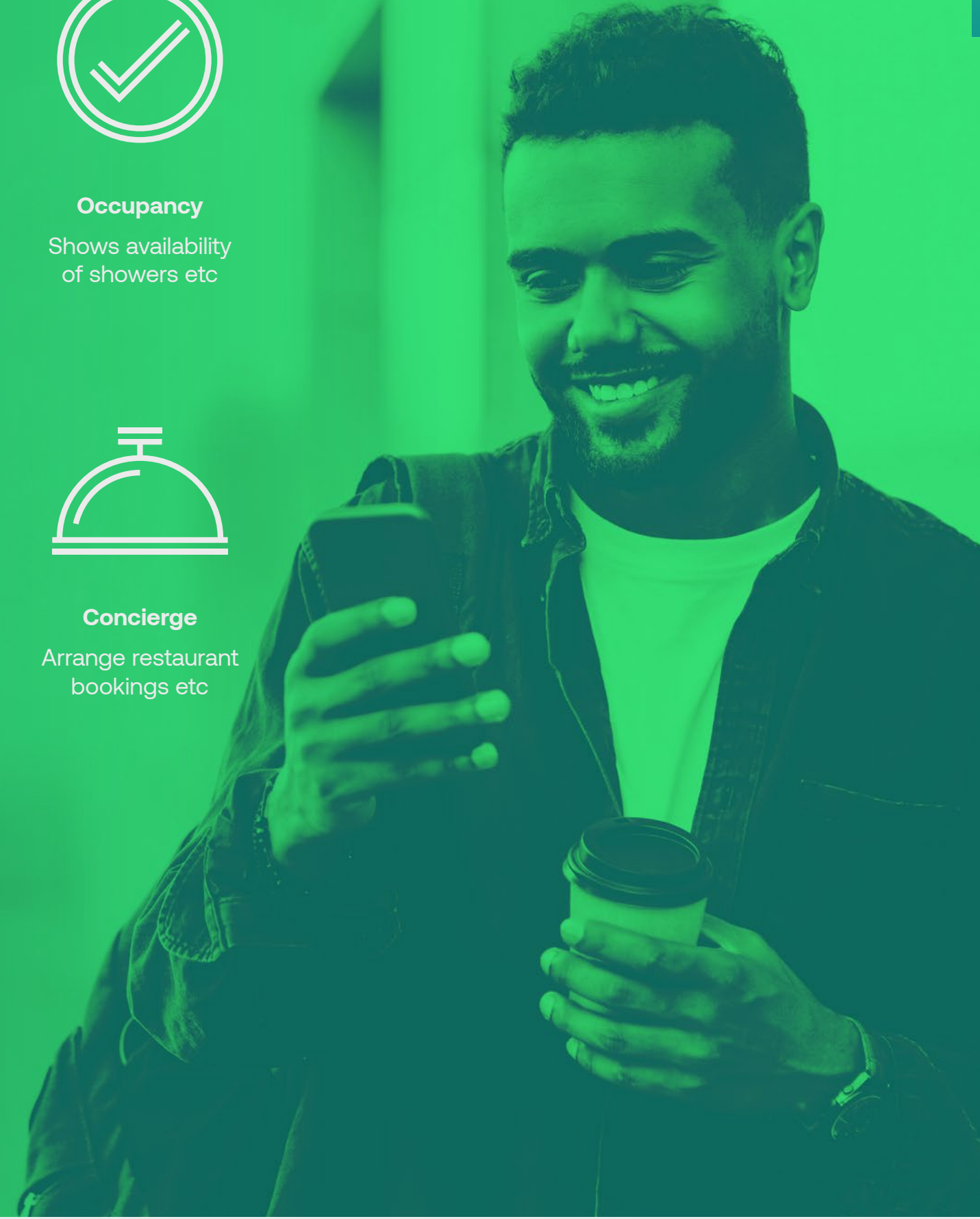
Concierge
Arrange restaurant bookings etc



Analytics
View how the building is running and control efficiency



Visitor liaison
Control access and communicate with visitors on arrival

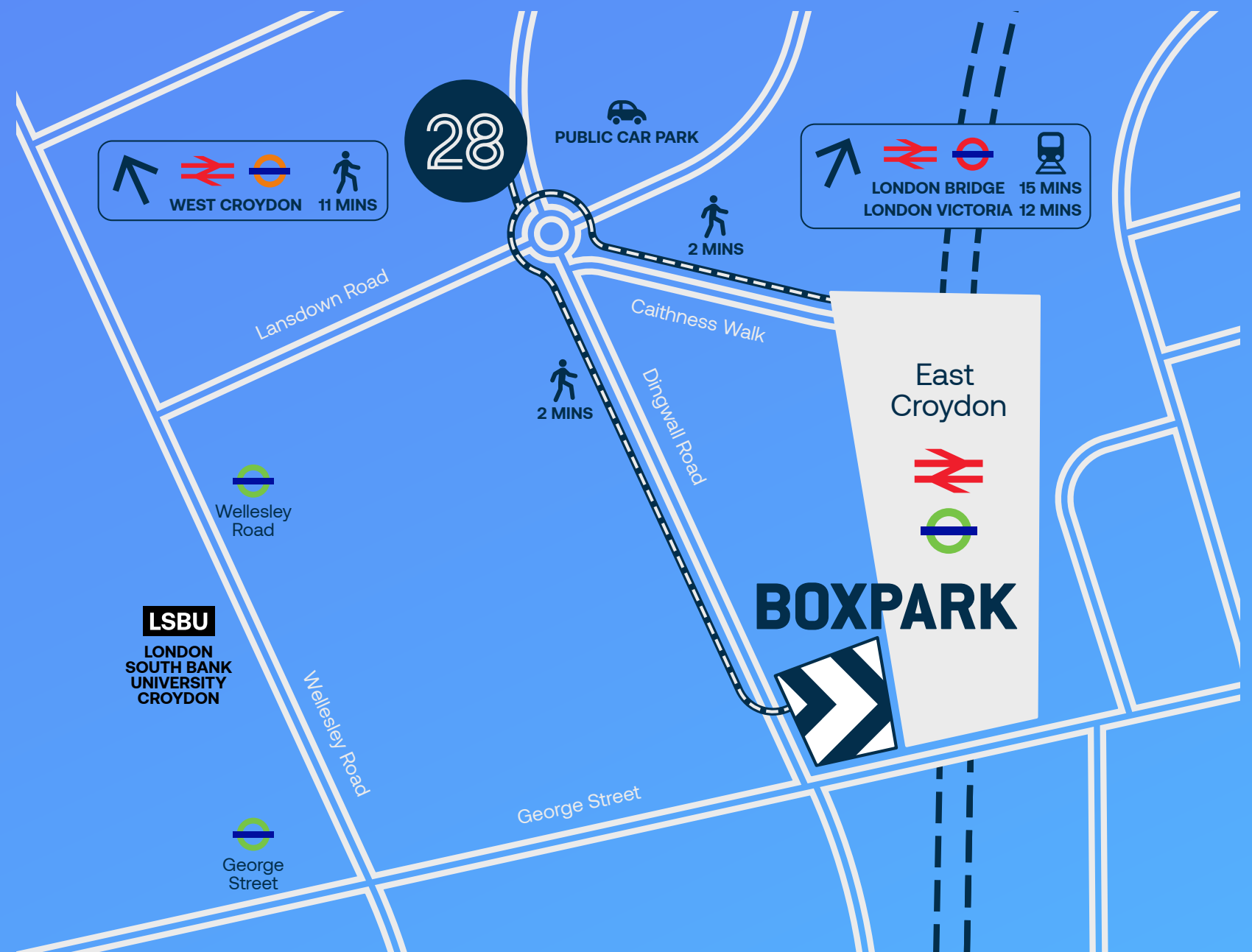


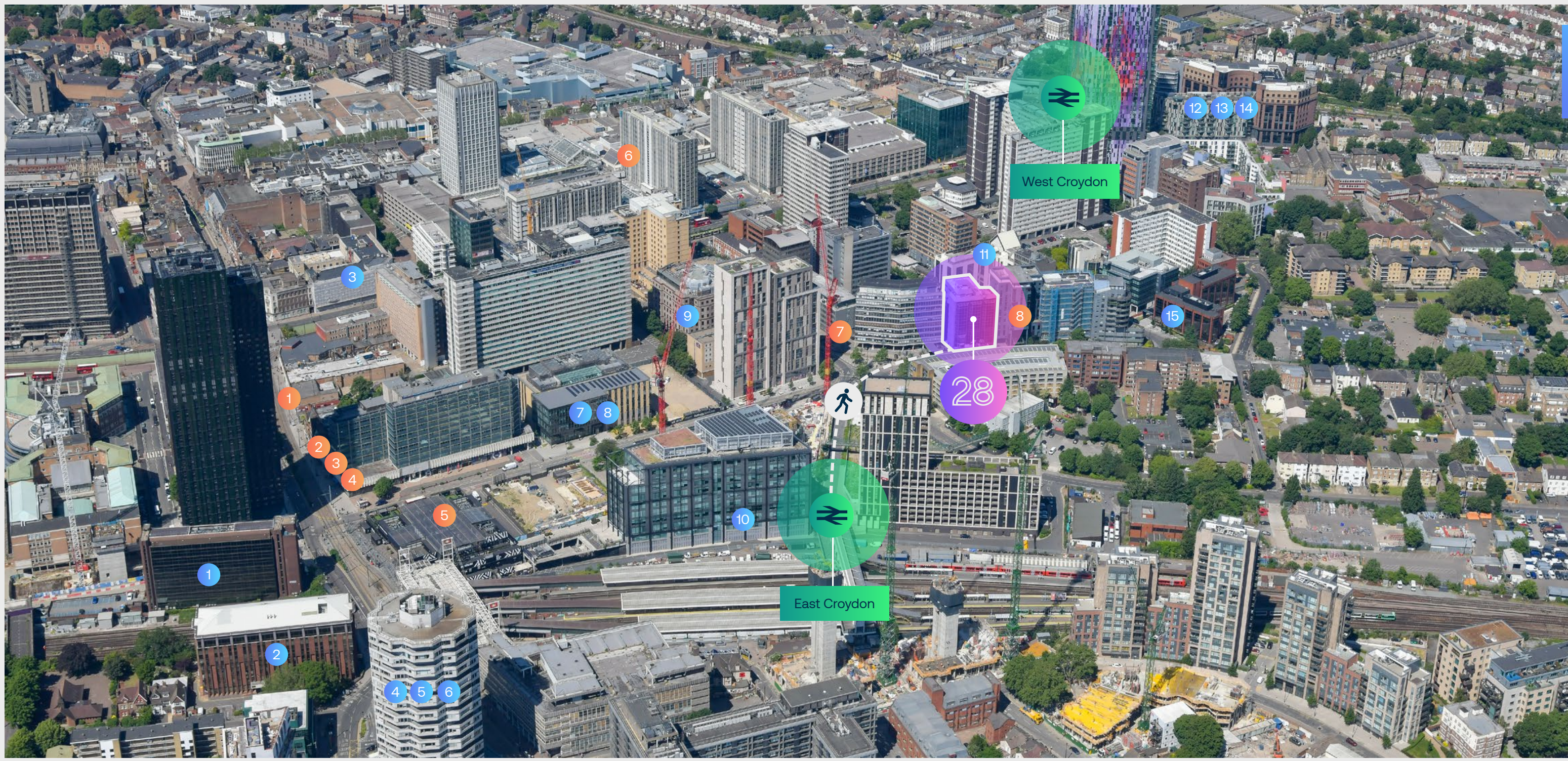
Access

ALL

Areas

28 Dingwall is ideally located close to East Croydon Station and the vibrant Boxpark.





Critical Mass

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> ● OCCUPIERS 1 Allianz 2 AIG 3 South Bank University 4 Atkins 5 The Gym Group 6 Dot Mailer 7 Pension Protection Fund 8 Solium Capital | <ul style="list-style-type: none"> 9 SPACES 10 HM Revenue & Customs 11 Mott MacDonald 12 Townergate 13 EDF 14 Siemens 15 Superdrug | <ul style="list-style-type: none"> ● AMENITIES 1 Waitrose 2 Pret a Manger 3 Caffè Nero 4 Nandos 5 Boxpark 6 North End retail zone 7 Co-op convenience store 8 Hampton by Hilton Hotel |
|--|---|--|



Box Clever



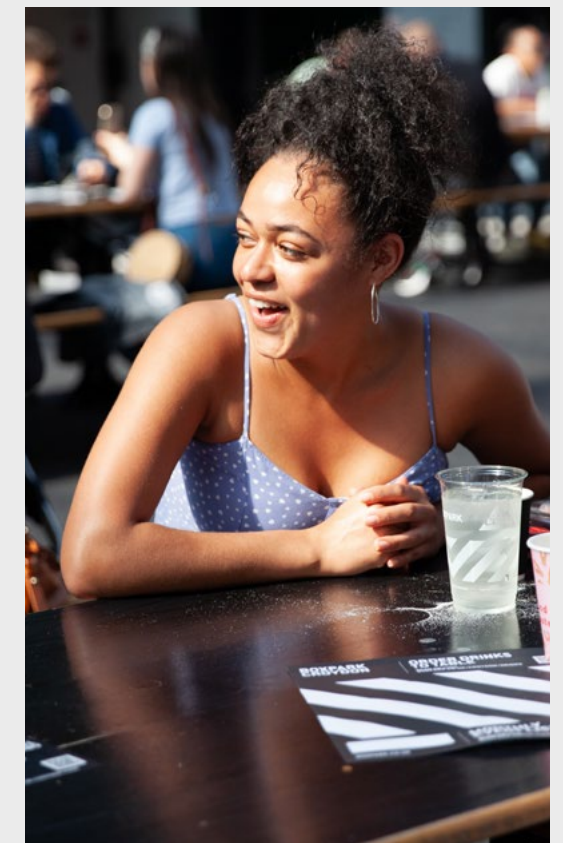
Boxpark Croydon has the look and feel of a modern day Covent Garden Piazza, with a dazzling array of street food options.

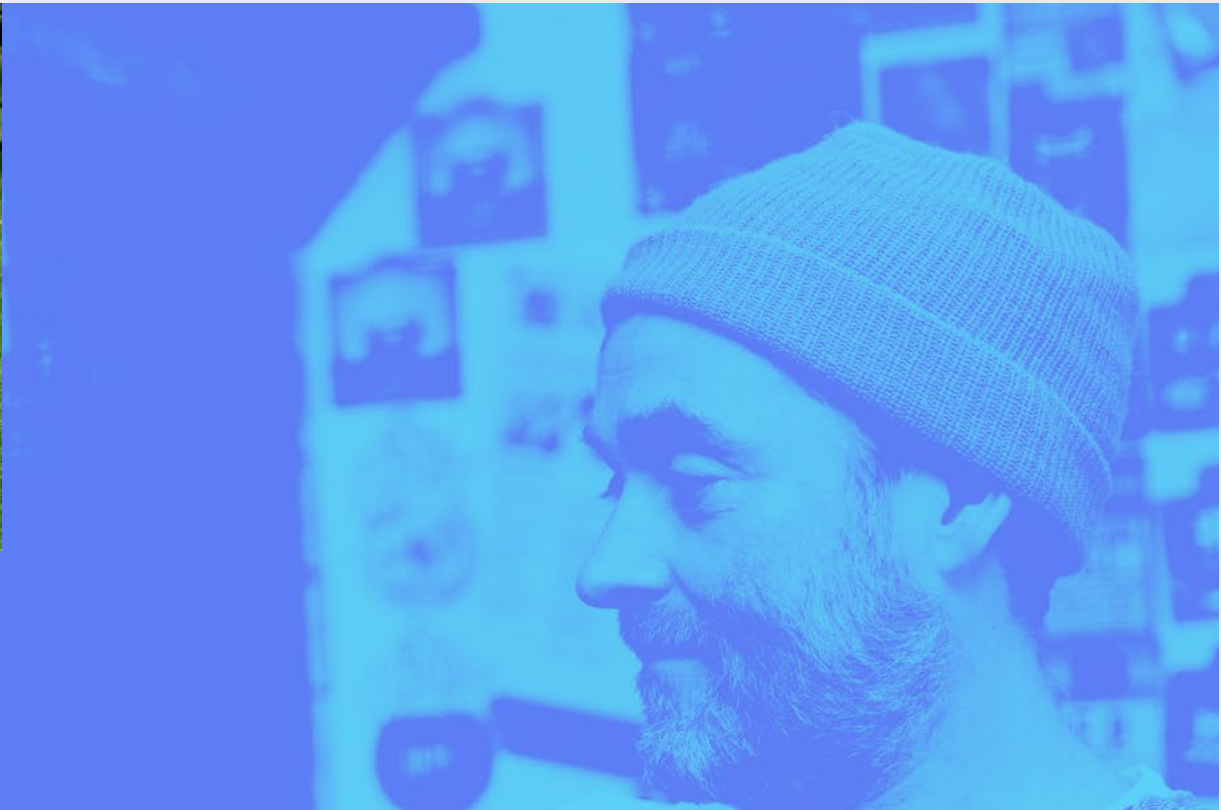
And it's not just food – Boxpark has a calendar of diverse events including, movie screenings, live music, creative workshops, art exhibitions, spoken word and comedy nights, an indoor market and more.



BOXPARK

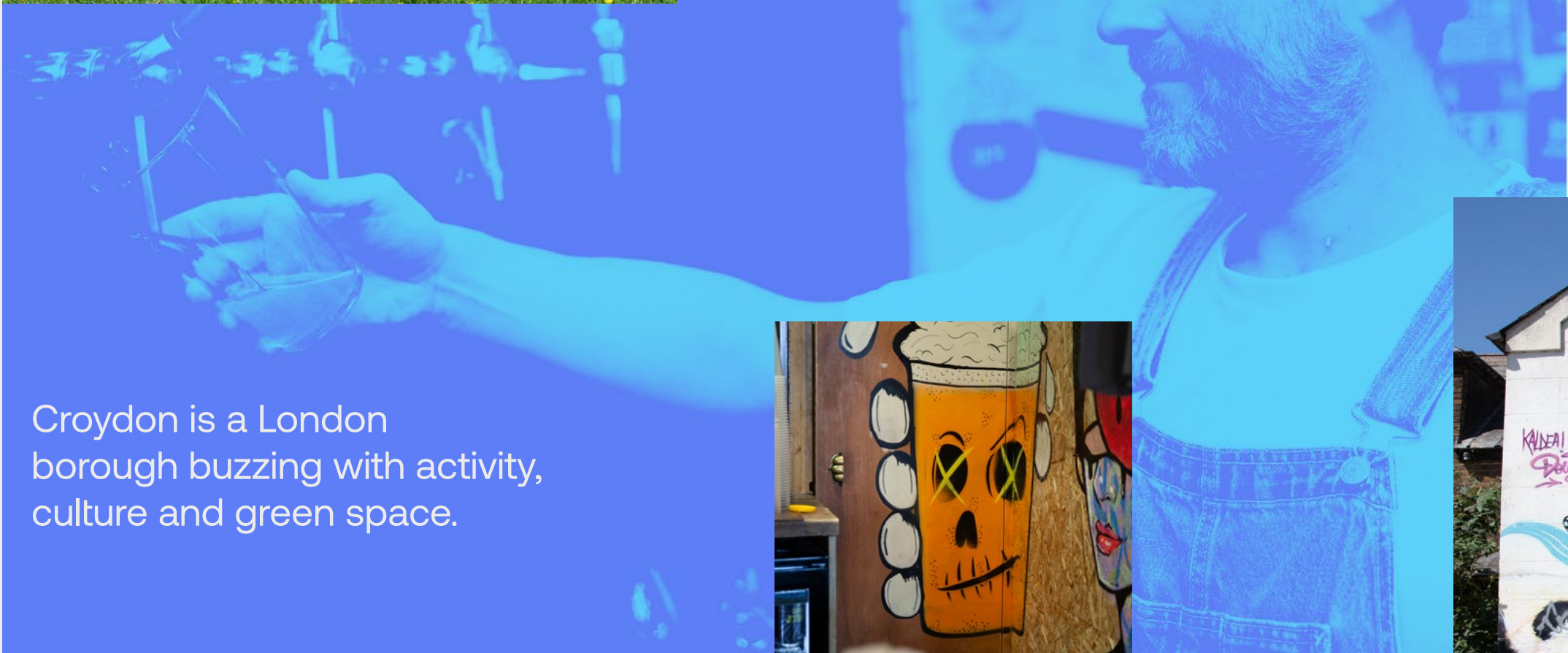
Just 2 minutes
walk



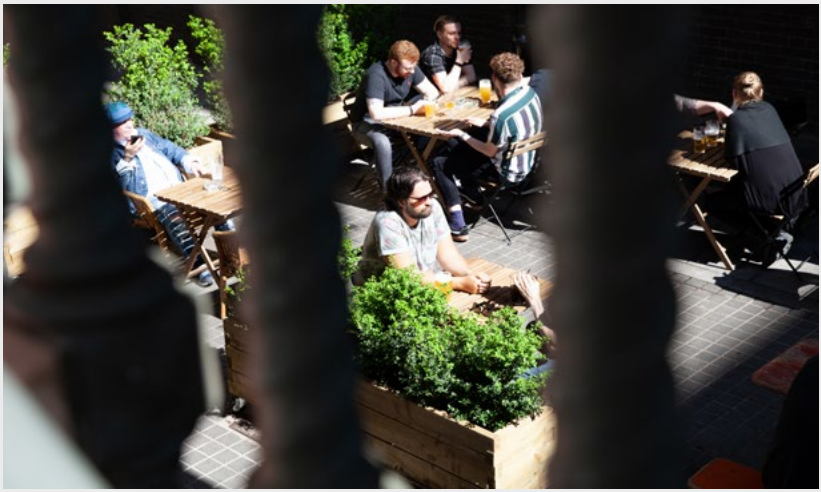


Melting Pot

Croydon has it all, places to eat, spaces to unwind, shopping as well as being the home to London's enviable street art scene.



Croydon is a London borough buzzing with activity, culture and green space.



A Transport Hub

28 Dingwall is ideally located close to East Croydon Station with its excellent connections to London and Gatwick Airport.

02 mins


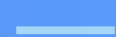




Walk to East Croydon ➡

12 mins

London Bridge

15 mins

Gatwick Airport ✈

-  National Rail (East Croydon)
-  National Rail (West Croydon)
-  Tram
-  Motorways
-  A roads
-  Eurostar

National Rail East Croydon ➡

London Bridge	12 mins
London Victoria	15 mins
Gatwick Airport	15 mins
London Blackfriars	26 mins

Overground West Croydon ⊖

New Cross Gate	30 mins
Birkbeck	38 mins
Shoreditch High Street	45 mins
Highbury & Islington	60 mins

Tramlink East Croydon 🚊

Mitcham Junction	18 mins
Birkbeck	18 mins
Beckenham Junction	26 mins
Wimbledon	31 mins

Road Croydon — —

M25	25 mins
M23	30 mins
Central London	54 mins
Heathrow Airport	60 mins



ALL

In The Detail

A wide range of occupier solutions from a single floor up to 48,500 sq ft.

Floor	Sq m	Sq ft	Sq m	Sq ft
	Office		Terrace	
Communal Roof Terrace	—	—	109	1,173
7	206	2,217	133	1,432
6	541	5,823	—	—
5	541	5,823	24	258
4	568	6,114	—	—
3	568	6,114	102	1,098
2	710	7,642	—	—
1	710	7,642	—	—
G	594	6,394	—	—
Reception	74	797	—	—
Total IPMS 3 (approx)	4,512	48,567	368	3,961

Plans

LG

1

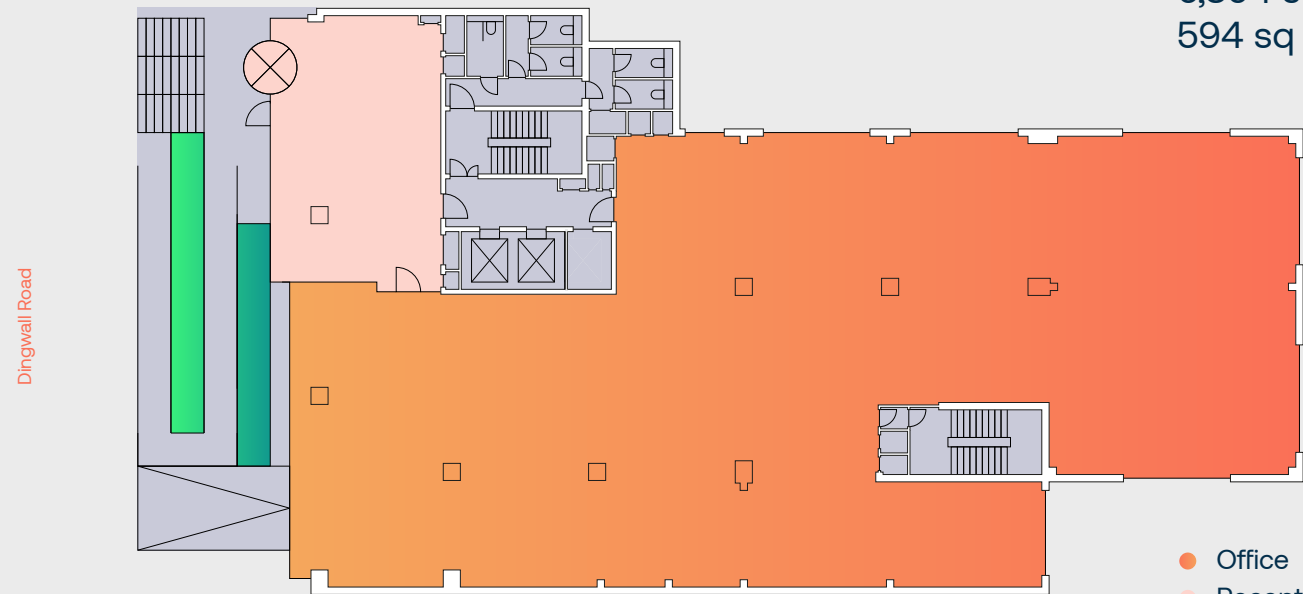


- Cycle / shower facilities
- 16 x Car Parking (3 x Electric)
1 x Motorcycle spaces
- Core

N

G

2



Office
6,394 sq ft
594 sq m

- Office
- Reception
- Planting
- Core

Office
7,642 sq ft
710 sq m

- Office
- Core

Office
7,642 sq ft
710 sq m

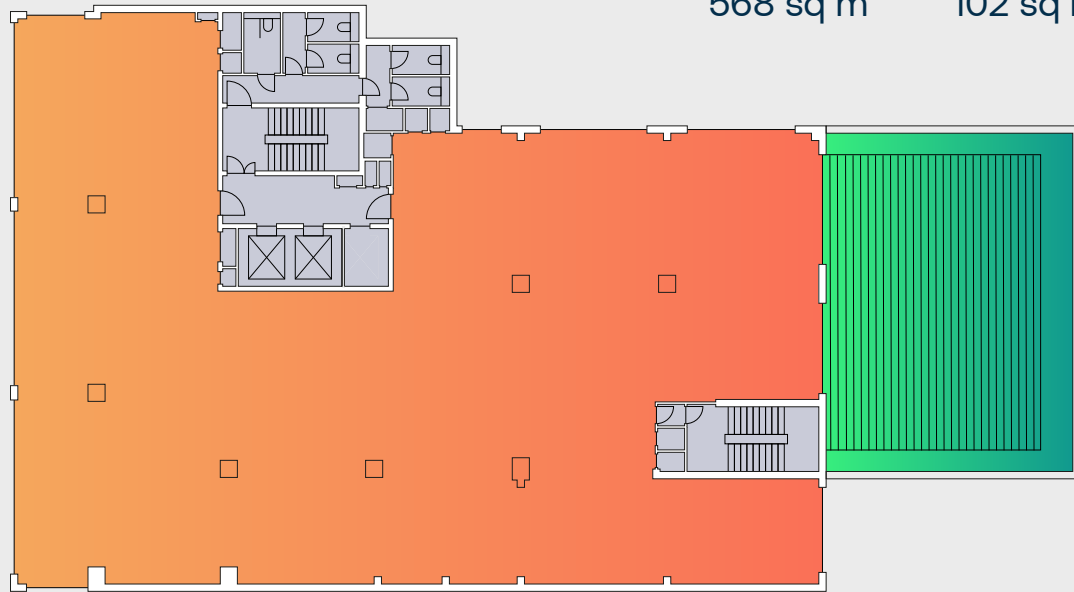
- Office
- Core

For indicative purposes only.
Not to scale

3

Office
6,114 sq ft
568 sq m
Terrace
1,098 sq ft
102 sq m

Dingwall Road



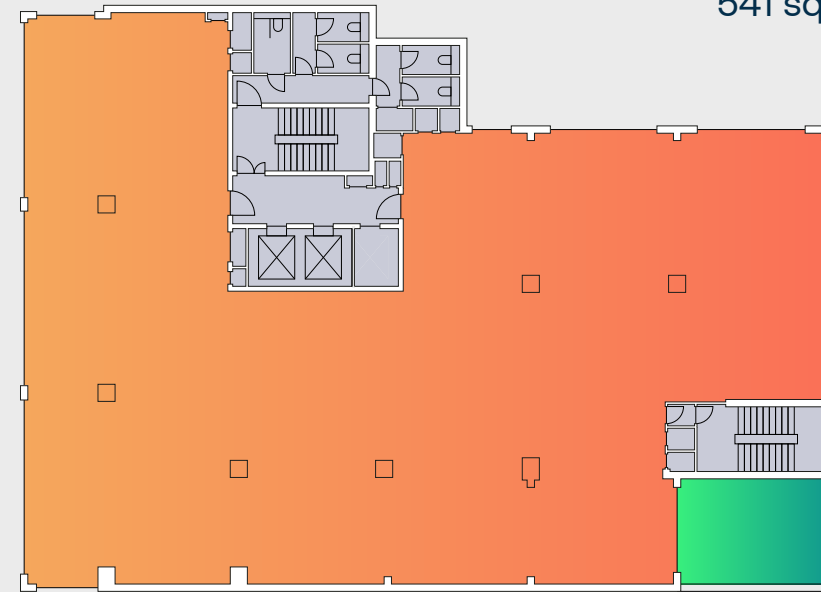
- Office
- Terrace
- Core



5

Office
5,823 sq ft
541 sq m
Terrace
258 sq ft
24 sq m

Dingwall Road



- Office
- Terrace
- Core

4

Office
6,114 sq ft
568 sq m



- Office
- Core

6

Office
5,823 sq ft
541 sq m

Dingwall Road

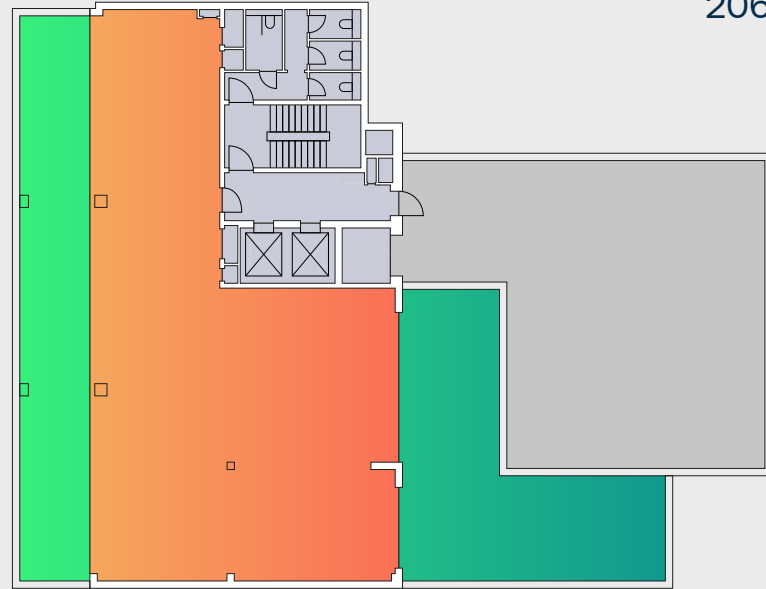


- Office
- Core

For indicative purposes only.
Not to scale

7

Dingwall Road



Office
2,217 sq ft
206 sq m

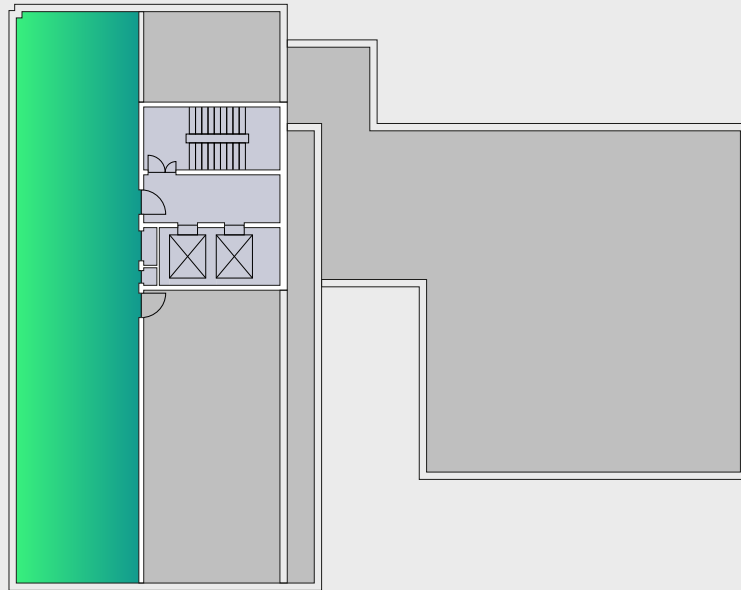
Terrace
1,432 sq ft
133 sq m

- Office
- Terrace
- Core



Communal Roof Terrace

Dingwall Road



Terrace
1,173 sq ft
109 sq m

- Terrace
- Core

For indicative purposes only.
Not to scale

All In The Detail

Specification

28 DINGWALL

Occupational Density

- 1:8m²

Air Conditioning

- Exposed Services
- VRF Heating & Cooling System
- Ventilation Rate to Office Areas – 12 litres per second per person (+10% spare capacity)

Lifts

- 2no. 100kg 13 person lifts

Lighting

- LED Linear suspended luminaires
- Lighting Level to Office Areas – 400 Lux
- Controlled luminaires with daylight saving and presence detectors

Wellness

- 4 Showers
- 74 Lockers
- RESET air quality monitoring
- Communal roof terrace

Cycling

- Secure bike storage area
- 30 Cycle racks
- 8 Electric cycle racks
- Cycle maintenance area
- Clothes airing cupboards
- End of journey facilities designed by Five At Heart

Parking

- 16 Car parking spaces
- 3 Electric vehicle charge points

Accessibility

- Fully DDA compliant

Smart Building

- Building App provided by SmartSpaces

ESG

- BREEAM Target Excellent
- FitWel 2*
- Net Zero Carbon
- EPC Target A
- RESET Air Quality monitoring
- Five At Heart Cycling Accreditation

Floor to Ceiling

- Typically 3.1m

Connectivity

- Diverse telecoms intake positions
- Fibre provided by Telcom
- Wifi in common areas
- Wiredscore Platinum



All In The Detail

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Contact

A development by clients of



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MISREPRESENTATIONS ACT 1967: Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. October 2021.

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