



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

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.



Private and communal terraces



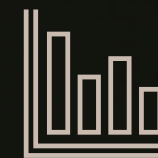
Stunning views



Bright, open flexible floors



Contemporary exposed services finish



Smart building enabled



EPC target A



Wiredscore Platinum



Designed to achieve BREEAM 'Excellent'



Five At Heart Cycling facilities

A Warm Welcome

Floor to ceiling windows showcase an impressive arrival experience.



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.



Cutting Edge Design

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



Head Space

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



MILL For you

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.



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



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



Support

Helpdesk and direct message functions



Analytics

View how the building is running and control efficiency



Bookings

Book space including the communal roof terrace



Access control

No need for key fobs



Concierge

Front of house concierge at your service

Feel Good Factor

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



CGI. Indicative only.



CGI. Indicative only.



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

University of Glasgow

30 Space cycle parking rack

04 Showers

08 Electric cycle spaces

74 Lockers with hanging space

Access

ALL

areas



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



Critical Mass

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
- 9 SPACES
- 10 Goldman Sachs
- 11 HM Revenue & Customs
- 12 Mott MacDonald
- 13 Towergate
- 14 EDF


- 15 Siemens
- 16 Superdrug
- 12 Townergate
- 13 EDF
- 14 Siemens
- 15 Superdrug

AMENITIES

- 1 Pret a Manger
- 2 Caffè Nero
- 3 Nandos
- 4 Boxpark
- 5 North End retail zone
- 6 Co-op convenience store
- 7 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.

BOXPARK
02
mins walk

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.





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

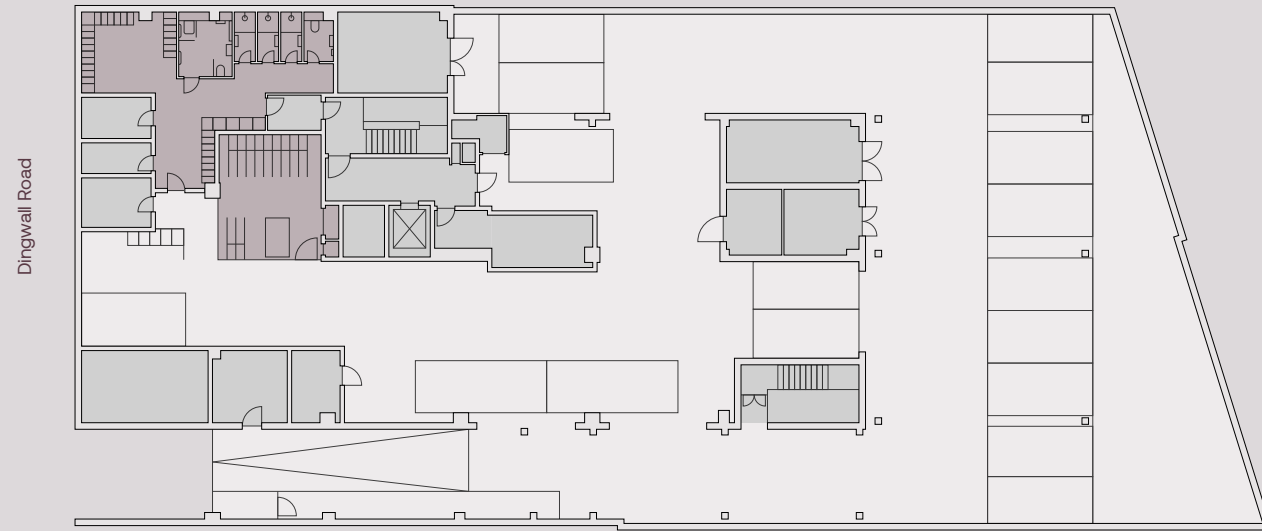
M25	25 mins
M23	30 mins
Central London	54 mins
Heathrow Airport	60 mins

ALL in the detail

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	4,512	48,567	368	3,961

Plans

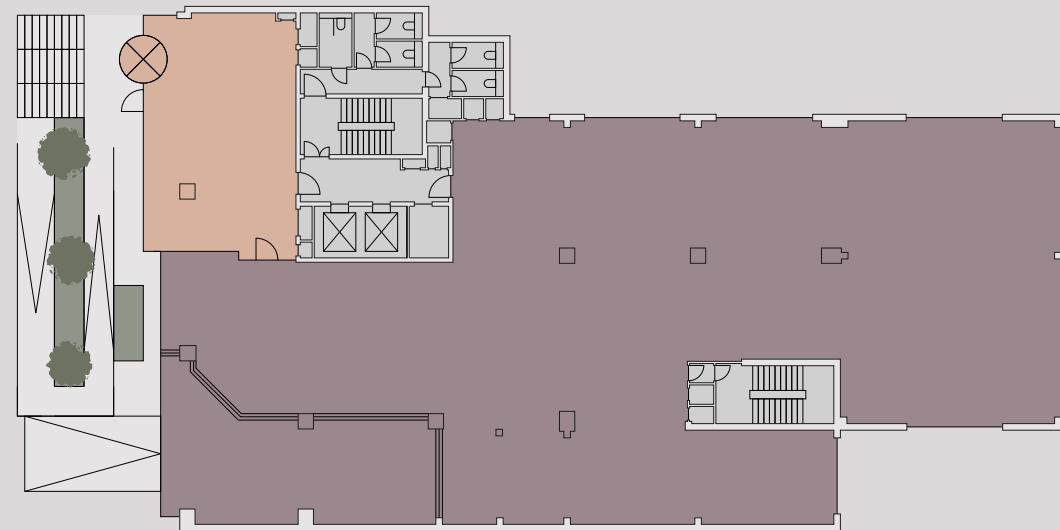
LG



- Cycle / shower facilities
- Core / plant
- Car park

G

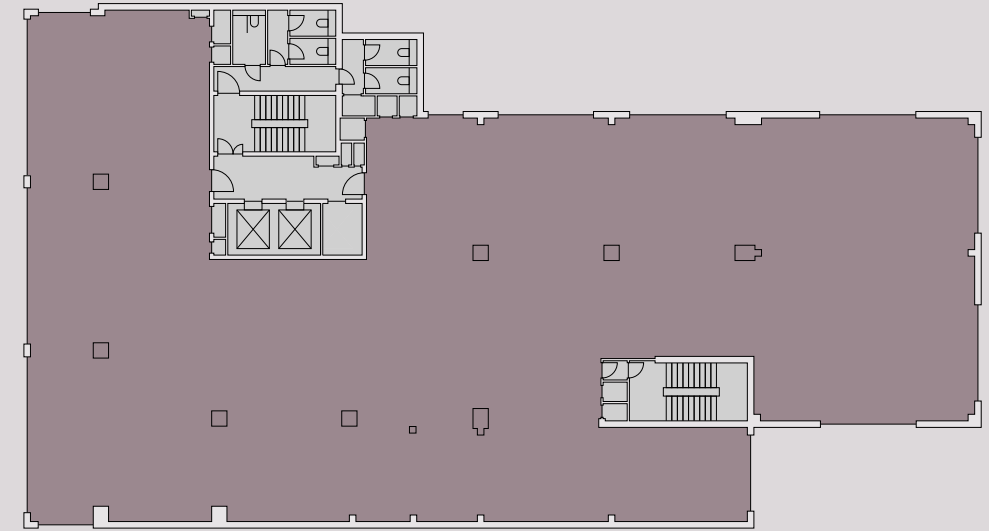
Office
6,394 sq ft



- Office
- Planting
- Reception
- Core / plant

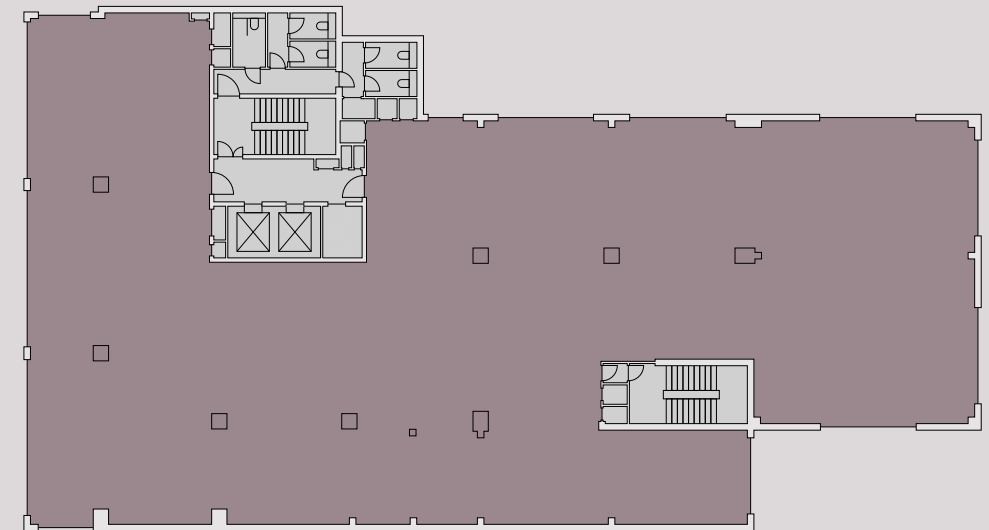
1

Office
6,394 sq ft



2

Office
6,394 sq ft

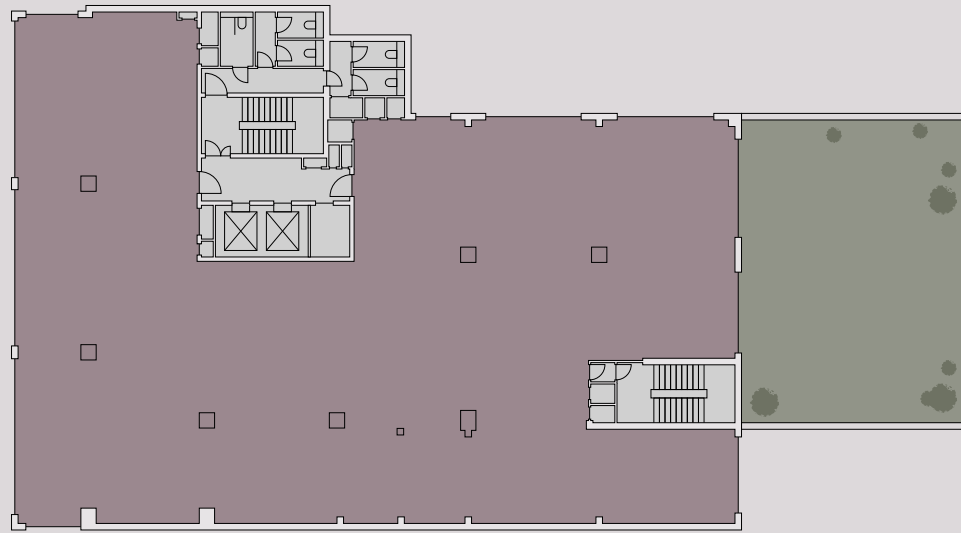


Plans

3

Office
6,114 sq ft
Terrace
1,098 sq ft

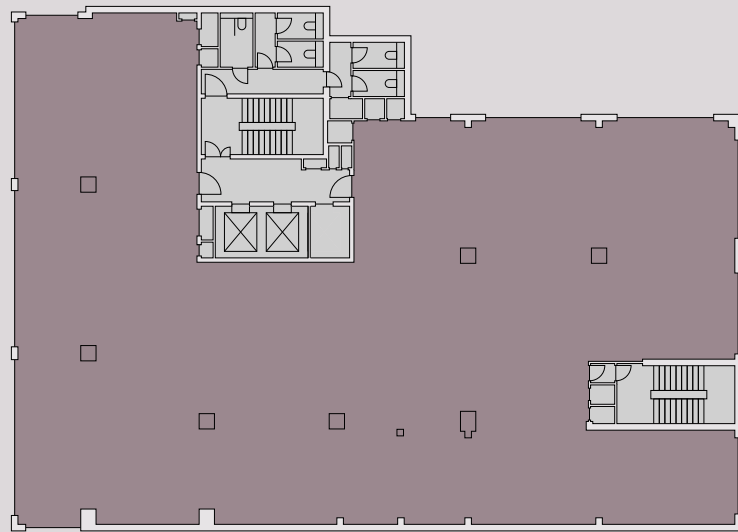
Dingwall Road



- Cycle / shower facilities
- Core / plant
- Car park

4

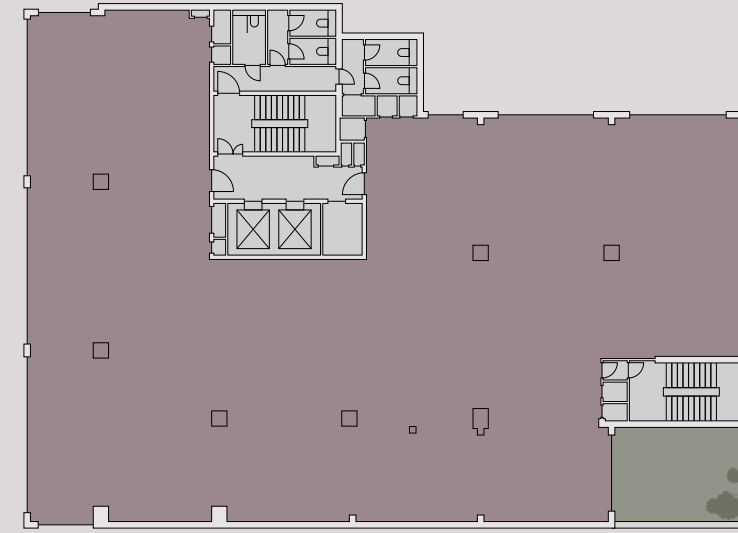
Office
6,114 sq ft



- Office
- Planting
- Core / plant

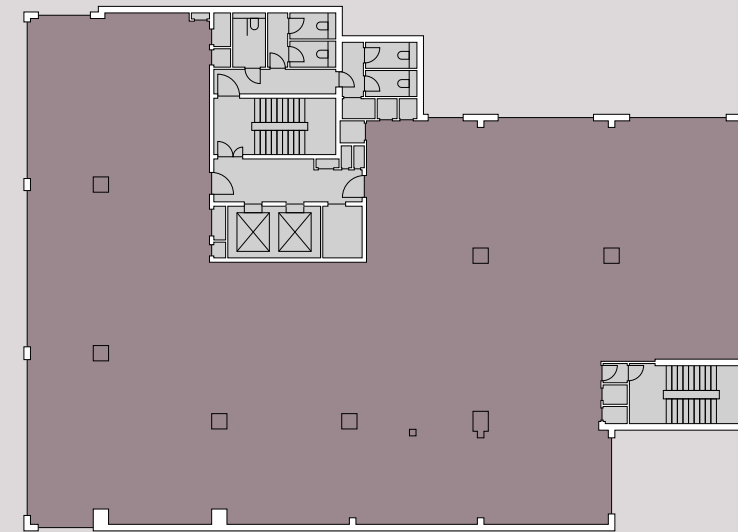
5

Office
5,823 sq ft
Terrace
258 sq ft



6

Office
5,823 sq ft



7

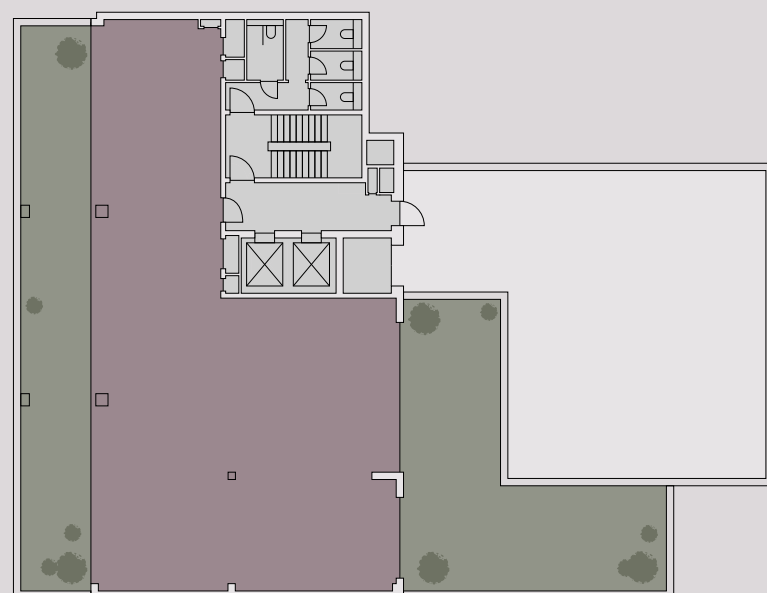
Office

2,217 sq ft

Terrace

1,432 sq ft

Dingwall Road



Specification

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

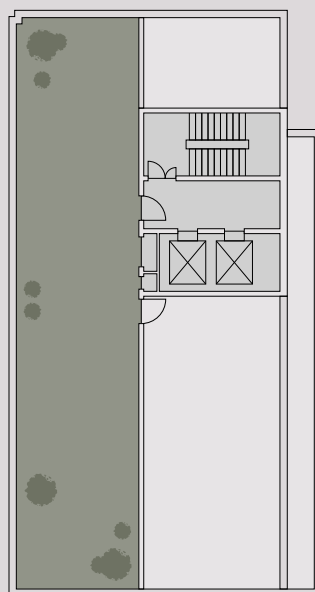
Connectivity

- Diverse telecoms intake positions
- Fibre provided by OneFibre
- Wifi in common areas
- Wirescore Platinum

Communal roof terrace

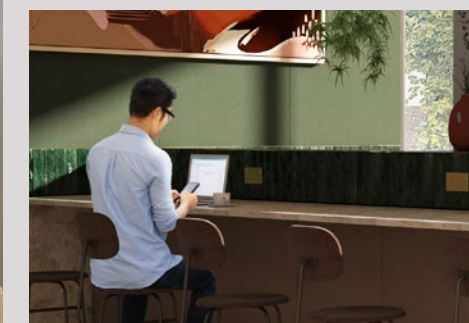
Terrace

1,173 sq ft



- Office
- Planting
- Core / plant

For indicative purposes only. Not to scale



Contact

A development by clients of



Development manager

V7.



Roddy Abram

e roddy.abram@knightfrank.com
m 07899 001 028

Jack Riley

e jack.riley@knightfrank.com
m 07789 878 007



Olivia Jones

e ojones@savills.com
m 07951 041 788

Holly Purvis

e holly.purvis@savills.com
m 07977 371 475

28dingwall.com

ALL
Together
Better

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. January 2024.

siren | 020 7478 8300 | sirendesign.co.uk | 1011673