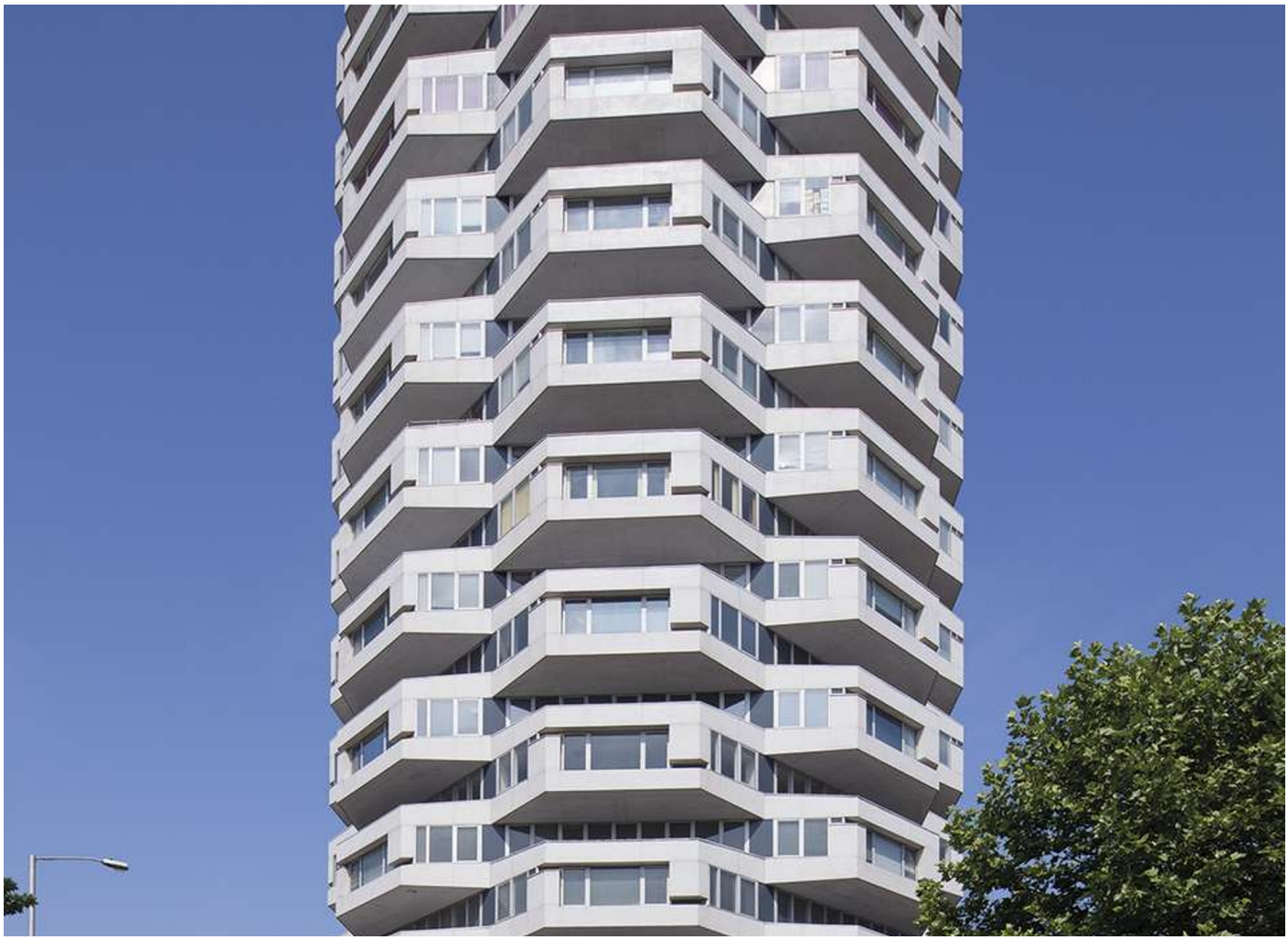
**TO LET -** OFFICE

# ONE CROYDON

## 18 Addiscombe Road, Croydon, CR0 0XT



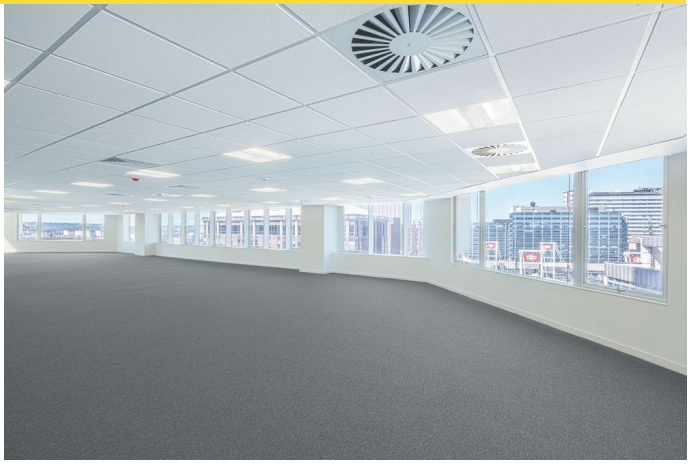
### Key Highlights

- 1,169 to 42,991 sq ft
- New carpets
- Column free space
- Refurbished reception
- Basement car parking
- 6 Passenger Lifts

SAVILLS West End
33 Margaret Street
London W1G 0JD
020 7499 8644
savills.co.uk

## Location

Croydon is strategically located on the A23, the main arterial route between Central London and the M25 motorway, 12 miles south of the capital. One Croydon is 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.



## Description

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.

## Accommodation

The accommodation comprises of the following

| Name | Sq ft | Sq m | Availability |
|---|---|---|---|
| 19th - Part | 3,906 | 362.88 | Available |
| 18th - Part | 3,677 | 341.60 | Available |
| 13th - Suite 1 | 1,169 | 108.60 | Available |
| 13th - Suite 2 | 2,045 | 189.99 | Available |
| 12th | 7,330 | 680.98 | Available |
| 10th - Suite 1 | 2,809 | 260.96 | Available |
| 10th - Suite 2 | 3,519 | 326.93 | Available |
| 8th | 7,881 | 732.17 | Available |
| 7th | 3,670 | 340.95 | Under offer |
| 2nd | 4,792 | 445.19 | Available |
| 1st | 4,459 | 414.25 | Available |
| **Total** | **45,257** | **4,204.51** | |

## Business Rates

Rates payable: £6 per sq ft

Estimated

## Contact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ojones@savills.com



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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 2,045 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 use Croydon's stations each year

## 300

Over 300 new shops, cafés and restaurants*

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

## 30+

Blue Chip Companies

## 6,000,000 sq ft

Office space in Croydon

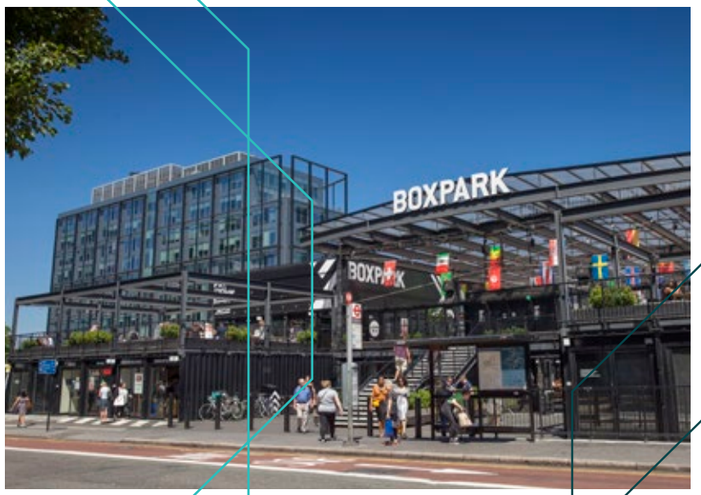
## 9,000

National and international businesses in Croydon

## Occupiers

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

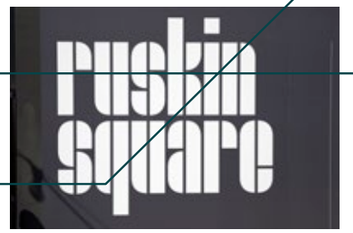


# ON TREND

**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

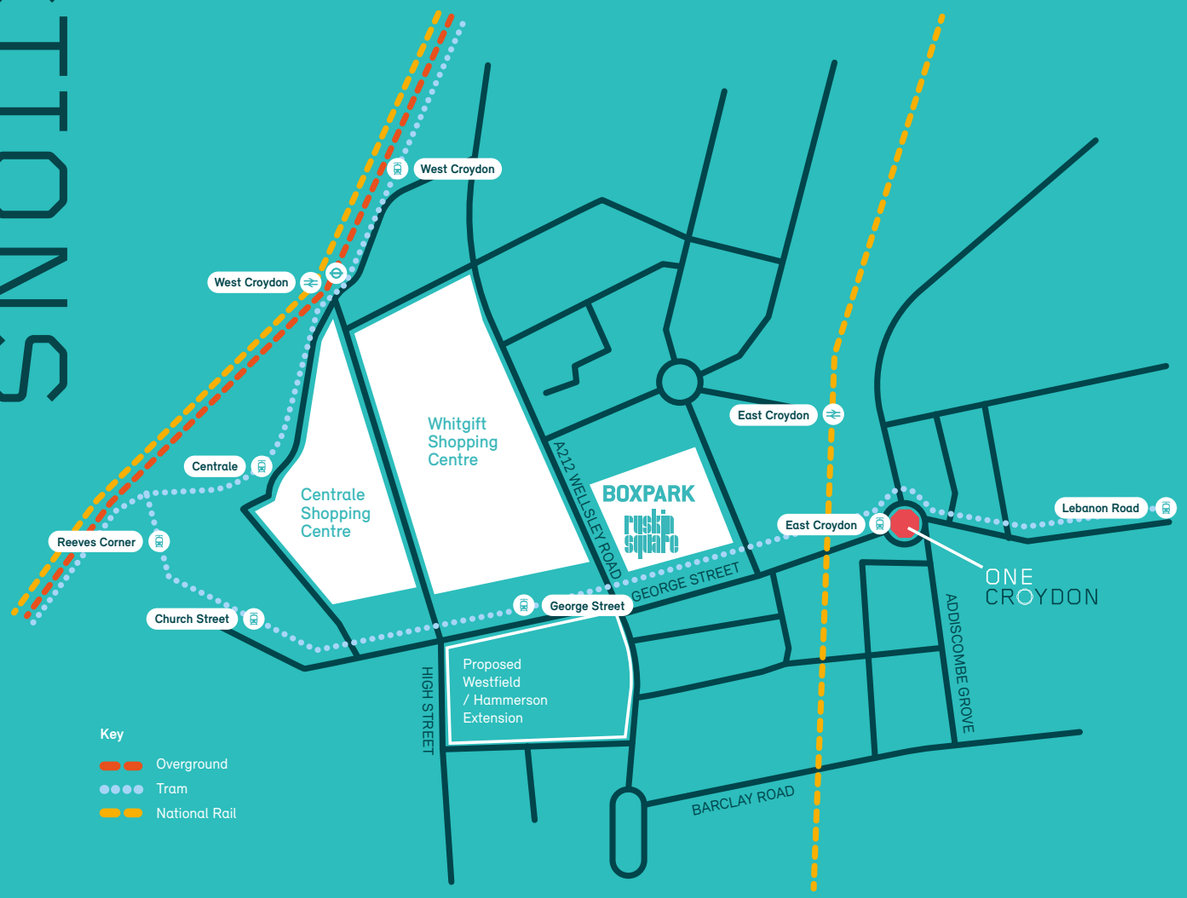
A unique concept which fuses the modern street food market placing local and global brands side by side, to create a unique shopping and dining destination. Boxpark also hosts a number of events and live music nights. Just 100 metres from One Croydon.



CONNECTION

# 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.



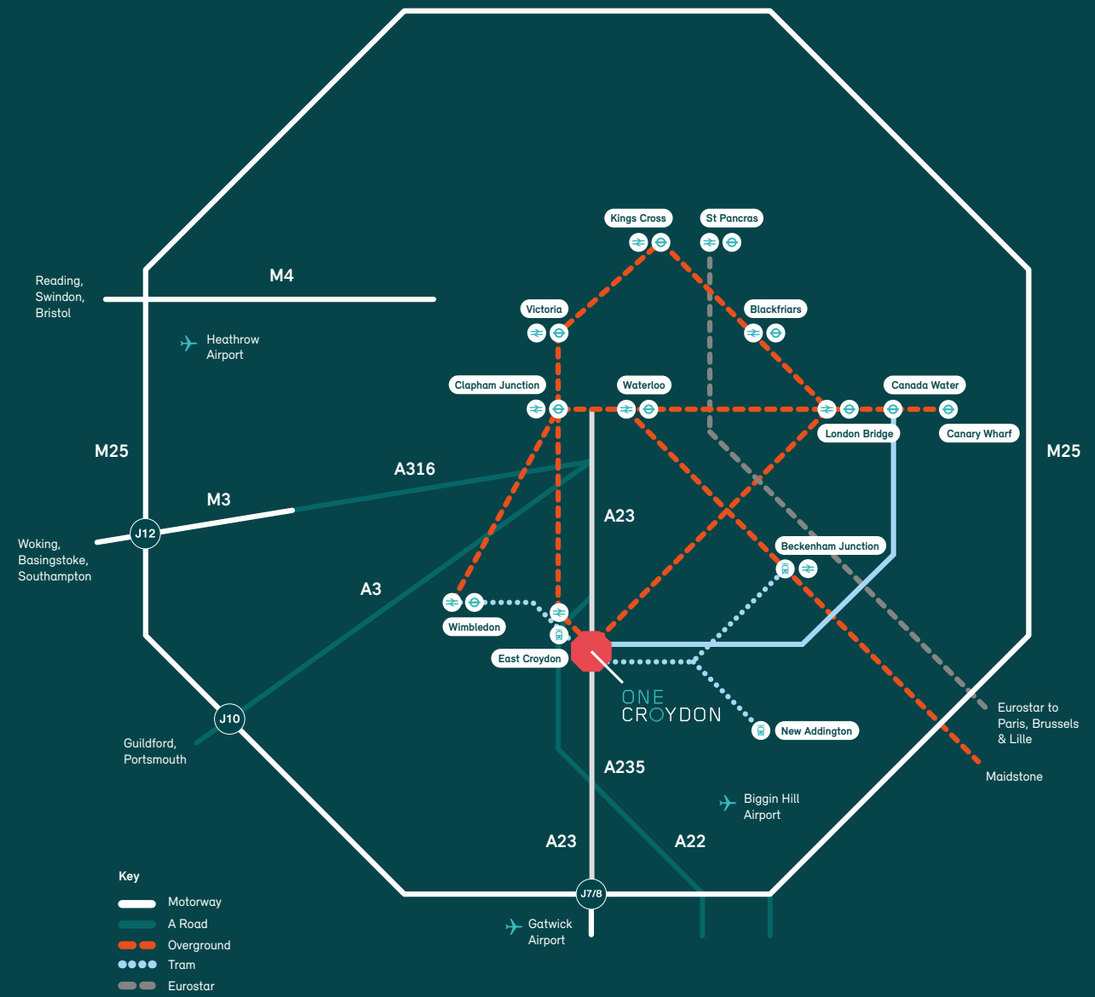

24 million passengers use East Croydon Station a year.

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.

**Tramlink**
East Croydon

- Wimbledon — 31 mins
- Mitcham Junction — 18 mins
- Birbeck — 18 mins
- Beckenham Junction — 26 mins

**Overground**
West Croydon

- Highbury & Islington — 60 mins
- Canada Water — 38 mins
- New Cross Gate — 30 mins
- Shoreditch High Street — 45 mins

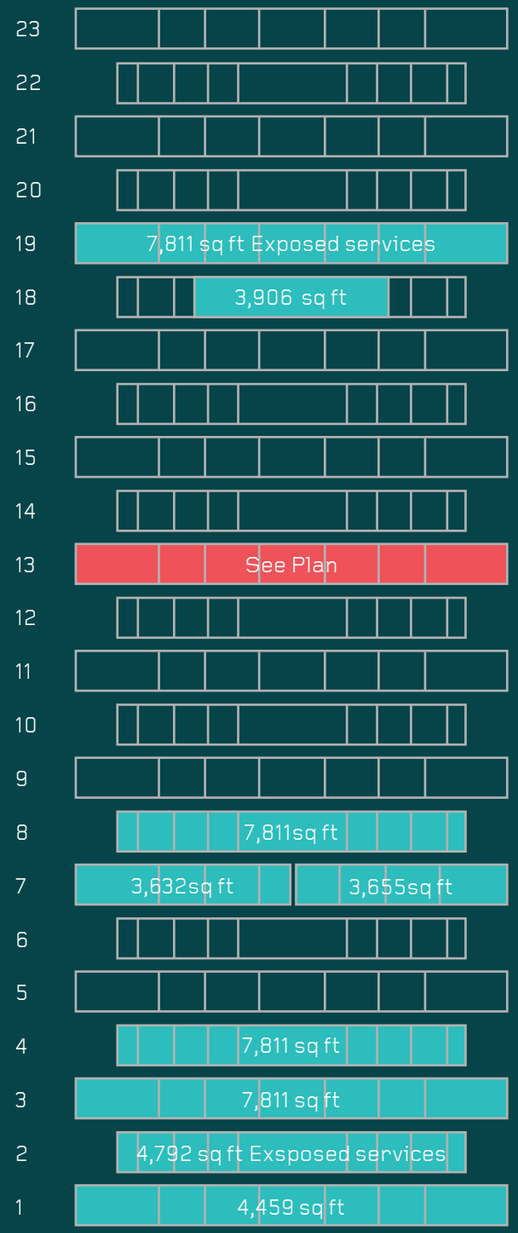
**National Rail**
East Croydon

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

**Croydon**

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

# AVAILABILITY




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

dotmailer

Collins

ATKINS

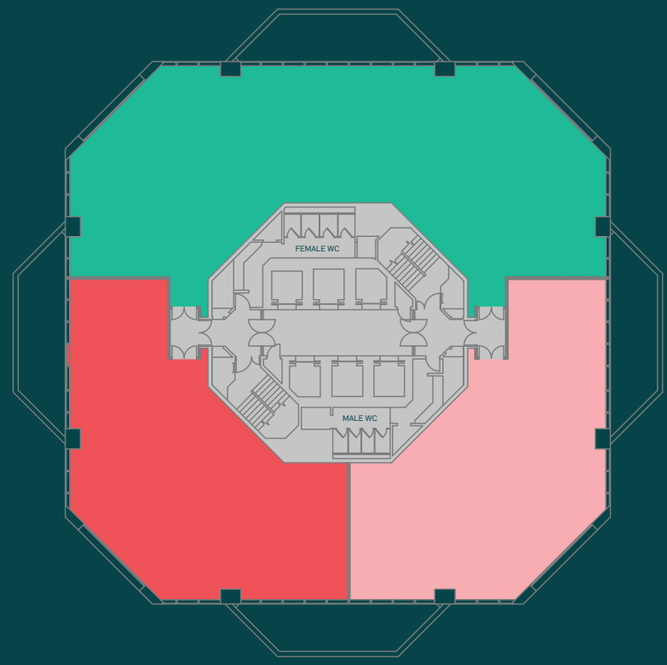
the gym.

US UNIVERSITY OF SUSSEX

natterbox

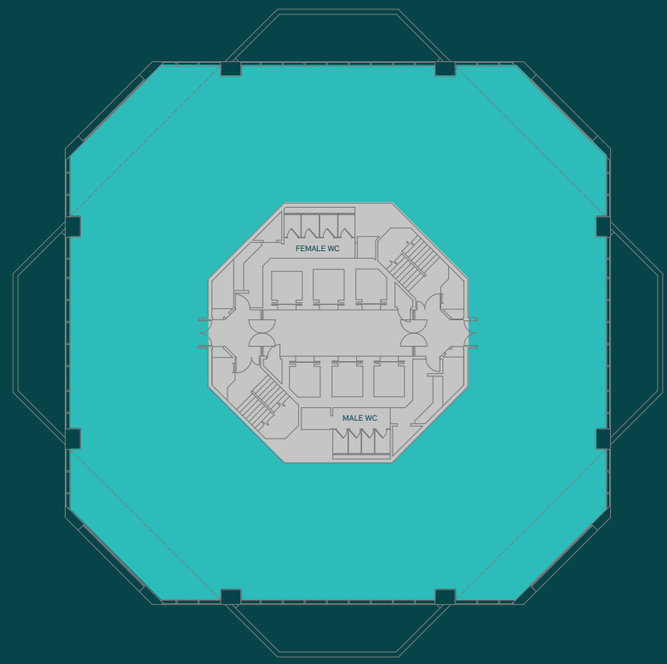
## FLOOR 13

- 3,310 sq ft
  308 sq m
- 2,045 sq ft
  190 sq m
- 2,045 sq ft
  190 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 2,045 SQ FT UPWARDS.**

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

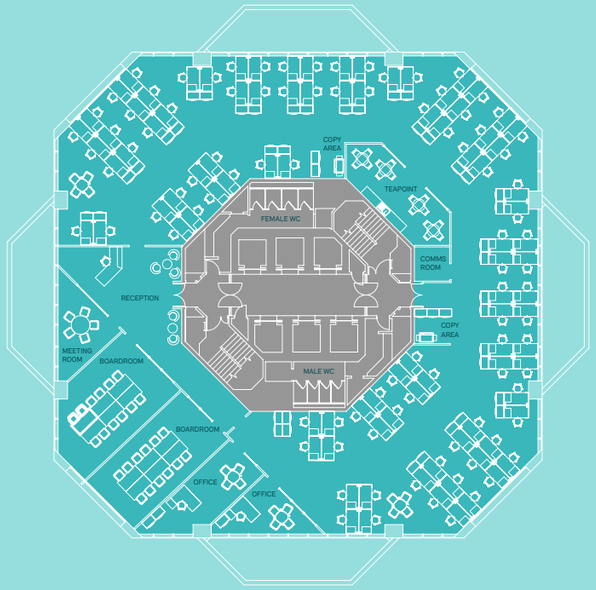
- Column free space
- New heat recovery VRF
- New LG7 compliant light fittings
- Full access raised floors
- New carpets
- Refurbished lift lobbies
- Refurbished WCs
- Six passenger lifts
- Basement car parking

Indicative CGI of proposed exposed service finish

# LAYOUT

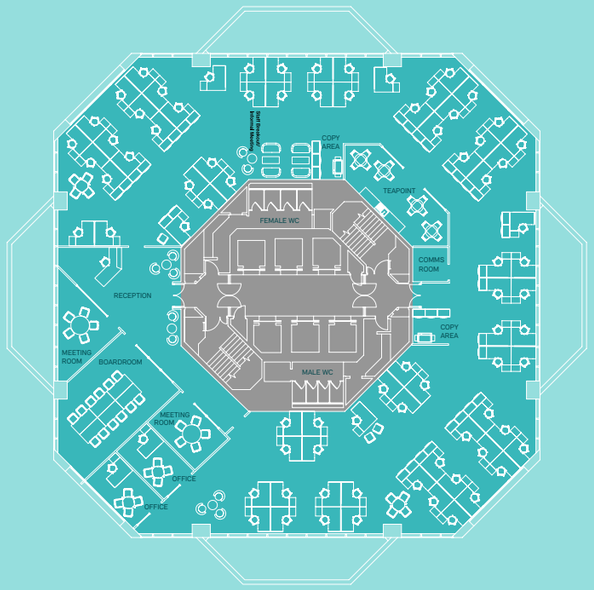
## HIGH DENSITY

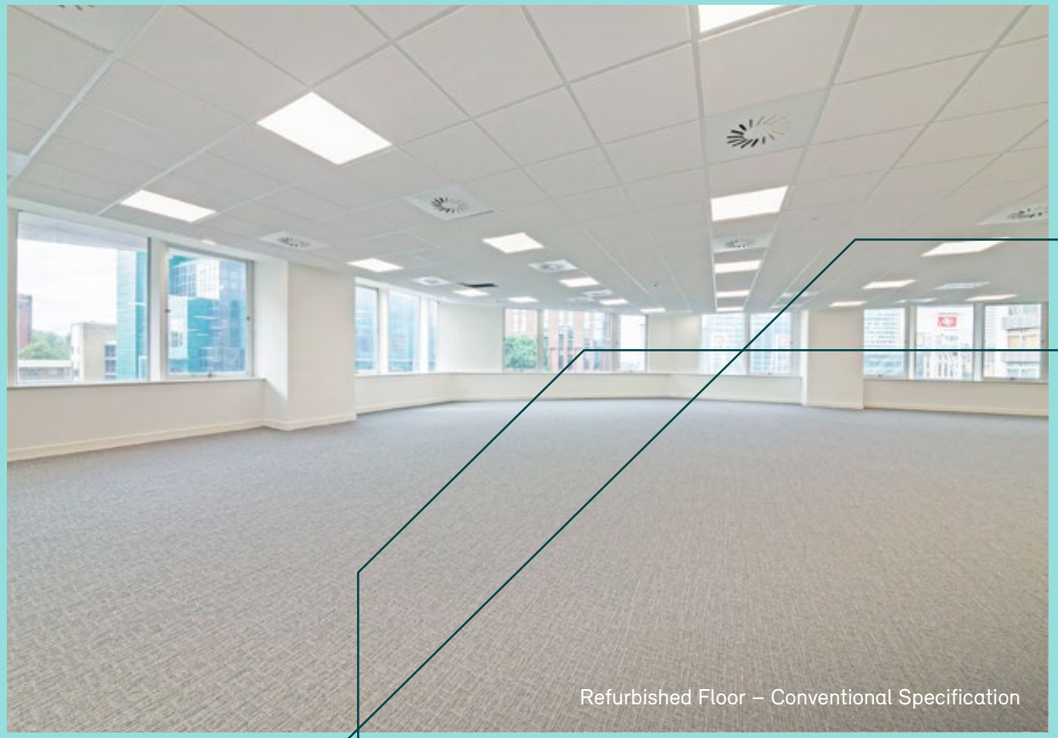
96 Workstations



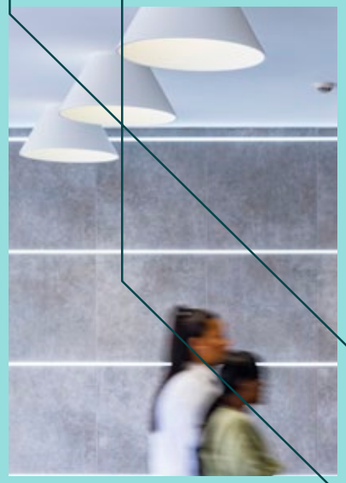

## LOW DENSITY

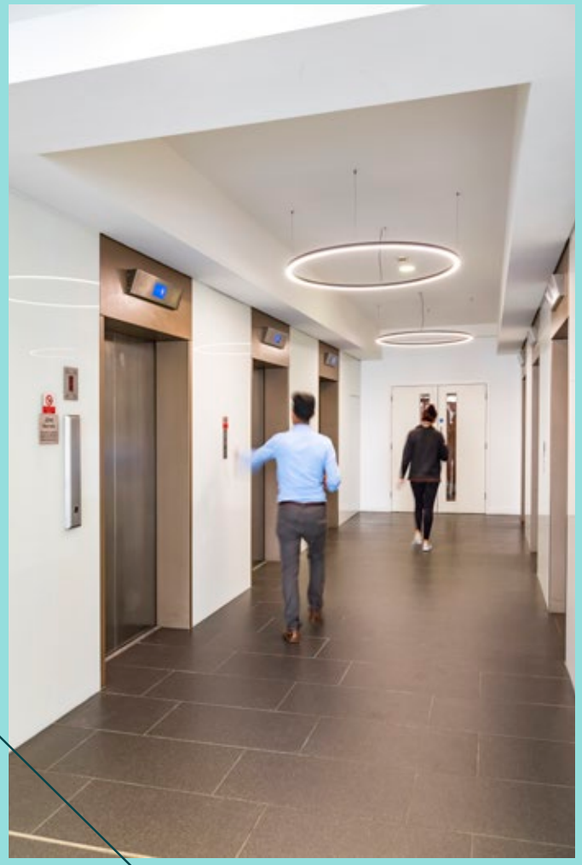
80 Workstations



Refurbished Floor – Conventional Specification





CGI

# DETAILS

**Terms**
Upon application.

–

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

# CONTACT

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# SATNAV

**Postcode: CR0 5TT**

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