

# RENAISSANCE

## CROYDON



**STUNNING EAST CROYDON URBAN OFFICES**  
**7,858–29,054 SQ FT TO LET**



# REIMAGINING URBAN OFFICE SPACE



RENAISSANCE is a stunning headquarter office building of approximately 100,000 sq ft, which was completed in 2013. It offers bright, efficient, contemporary space on ground and four upper floors with 18 onsite parking spaces.

It has been designed with feature facades in keeping with the profile of its prime location. The focus of the building is the reception area, reflecting its relationship with Ruskin Square's open space directly opposite, which provides a pleasing aspect. The building offers excellent security with a manned desk and security turnstiles.

Renaissance is on an 100% REGO-backed renewable energy tariff (Renewable Energy Guarantees of Origin). This is a certification scheme to verify the origins of renewable energy.



Excellent ESG  
credentials



EPC rating  
B(26)



BREEAM  
'Excellent' 2011



# FEEL THE BUZZ

Superb location for business, lifestyle and culture.



Bars



Restaurants



Food, flea, and street markets



Croydon town centre



Gyms and leisure facilities



BOXPARK, Croydon



East Croydon Station



BOXPARK, Croydon



Adjacent to the vibrant BOXPARK – a modern-day Covent Garden style piazza



40+ pop up restaurants – showcasing the street food elite of Croydon



2000 capacity events space hosting a variety of live music shows and comedy nights



Movie screenings, creative workshops, art exhibitions, and an indoor market



Grab a drink and socialise – from comfy terrace areas to BeatBox, BOXPARK'S signature bar



Opposite Platform, Ruskin Square – community space showcasing sports, art and live entertainment



# ACCESS ALL AREAS

centrale  
& Whitgift  
SHOPPING CENTRES

Matthews Yard  
CROYDON  
CAFE, BAR AND  
PERFORMANCE SPACE

    
WEST CROYDON STATION



BOXPARK  
CROYDON

   
EAST CROYDON STATION

RENAISSANCE  
CROYDON

PLATFORM AT  
ruskin square





## CROYDON

Croydon is one of the most accessible locations in Greater London and the South East.

East Croydon mainline station provides quick and regular services to both Central London and the South Coast. West Croydon station is on the East London Line, connecting to the London Underground network. By road, Croydon is strategically located on the A23 between Central London and the M25 with easy access to both Gatwick and Heathrow Airports.

Excellent tram services provide links east and west from Beckenham to Wimbledon.

16 MINS to London Victoria

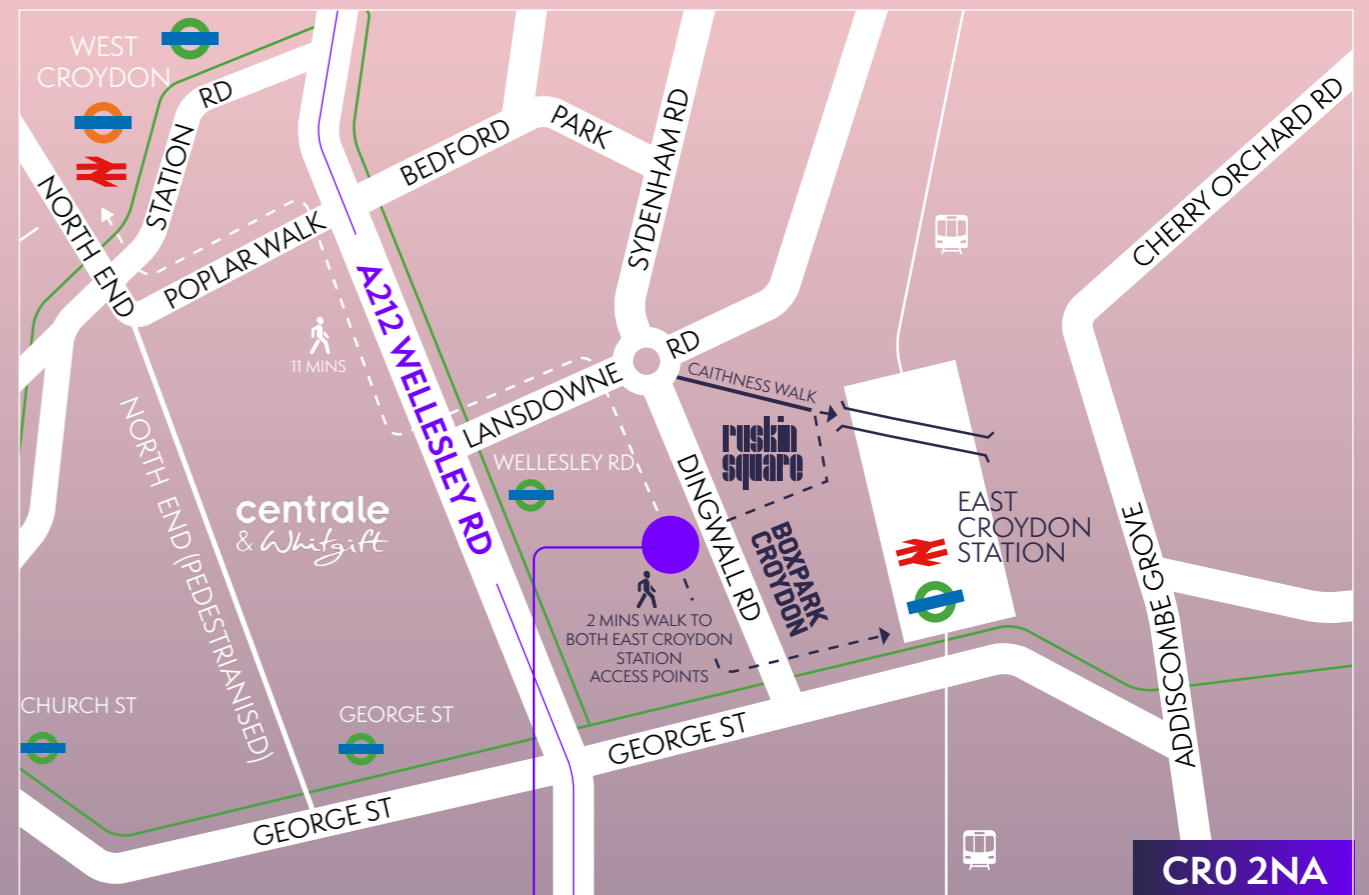
13 MINS to London Bridge

9 MINS to Clapham Junction

14 MINS to Gatwick Airport

11 MINS to Redhill

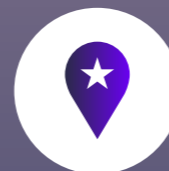
39 MINS to Brighton



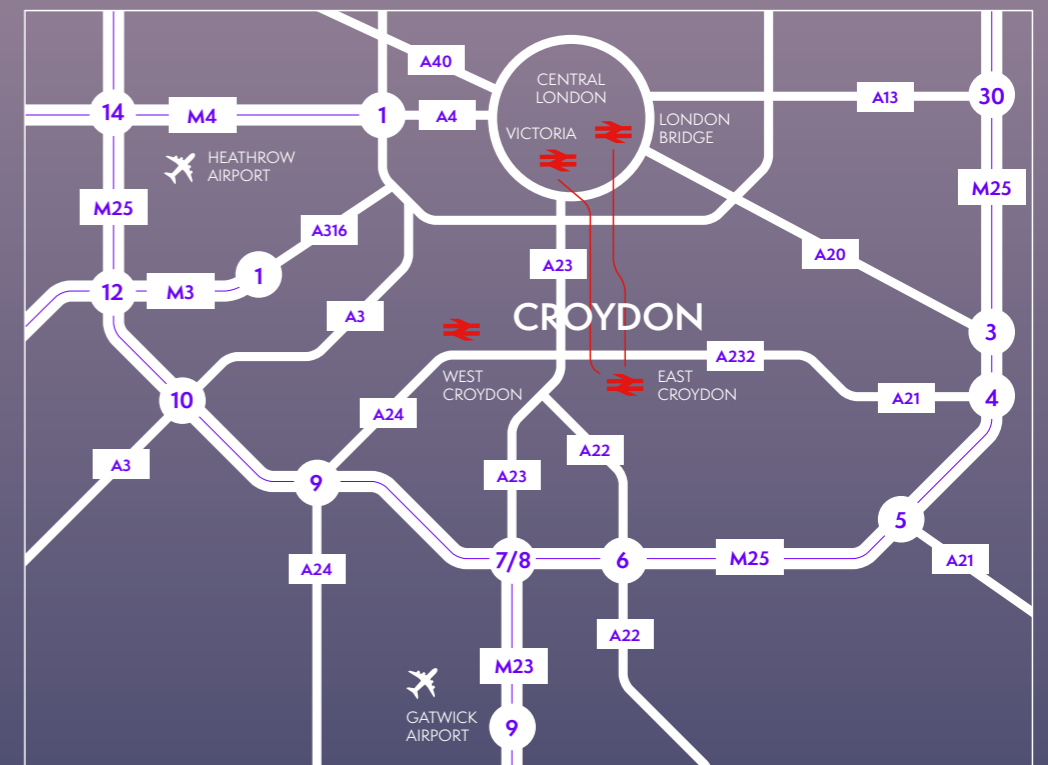
## RENAISSANCE CROYDON



Adjacent East Croydon Station



Only 15 minutes from London Victoria, London Bridge and Gatwick Airport

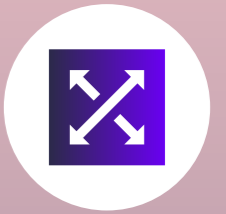




1 Shows underlying Category A condition to follow reinstatement

2-4 Tenant fittings currently in situ

# SPACE TAILORED TO SUIT YOUR REQUIREMENTS



Large 20,000 sq ft floorplates



2



3



4



	SQ FT	SQ M
4TH FLOOR LET TO MOTT MACDONALD		
3rd Floor	21,196	1,969.2
2ND FLOOR LET TO PENSION PROTECTION FUND		
1ST FLOOR LET TO PENSION PROTECTION FUND		
Ground Floor (South)	7,858	730.0
GROUND FLOOR NORTH LET TO SOLIUM		
<b>TOTAL</b>	<b>29,054</b>	<b>2,699.2</b>

RICS in accordance with IPMS(3)



Double height entrance and reception area



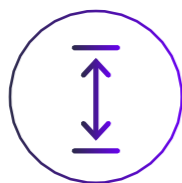
BREEAM 'Excellent' 2011 and EPC B(26)



Energy efficient displacement air conditioning system



3 x 13-person lifts



2.9m clear floor-to-ceiling height



Showers on each floor



Low running costs



Designed for 1.8 sq m occupational density



On-site parking available



Pedestrian link from Dingwall Road to Wellesley Grove



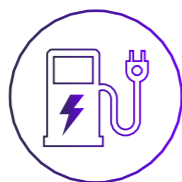
Bicycle storage



CCTV and security



Excellent transport connections

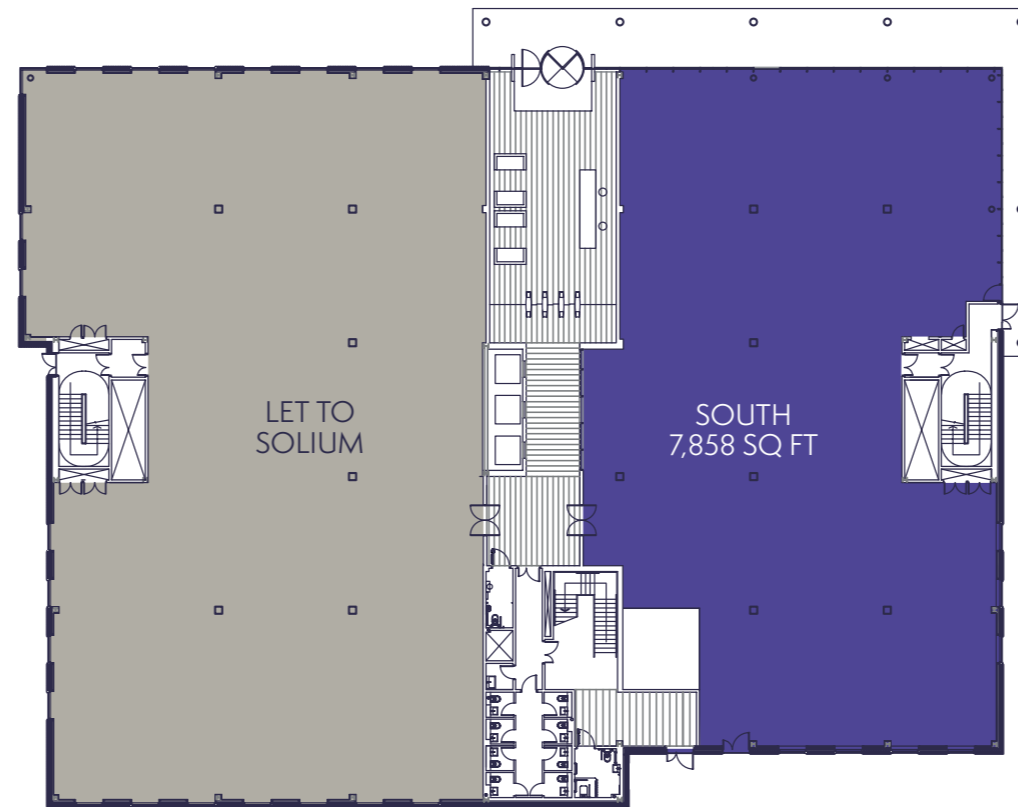


2 photovoltaic electric vehicle car charging points



Living moss reception wall

# YOUR OWN SPACE



Ground floor plan



Third floor plan









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#### TERMS

Available on new institutional leases from the landlord on terms to be agreed.

#### VIEWINGS AND FURTHER INFORMATION



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