



PARK LANE / CROYDON

69parklane.com

This landmark building occupying a prominent corner site in the heart of Croydon has undergone a comprehensive refurbishment including new glazing, enlarged entrance, gym, café, showers and secure bike storage.

MEET AND GREET

The new reception provides an enhanced arrival experience as well as a new on-site café giving tenants and their visitors a place to relax and unwind.

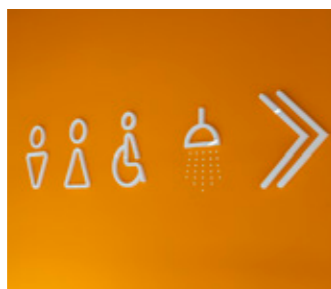
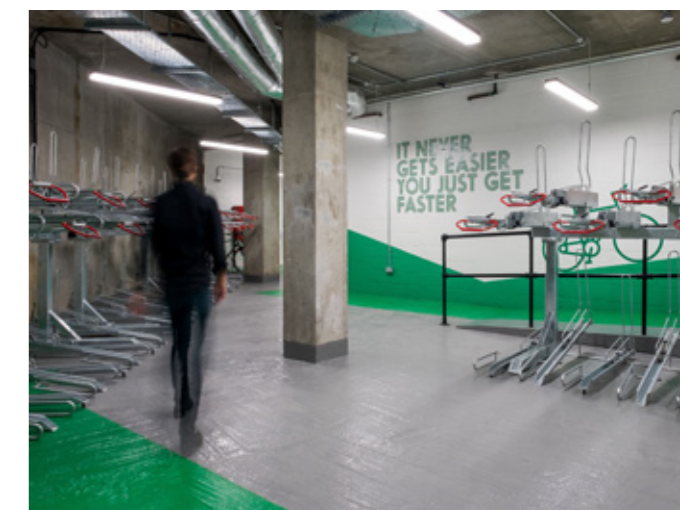


WE HAVE A FIT BIT

The basement has been converted into a state-of-the-art gym, fitness studio for classes with changing/drying rooms and showers.



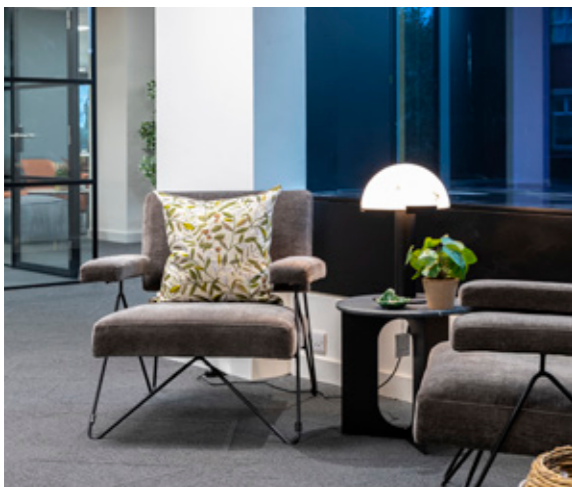
[VIEW THE GYM VIRTUAL TOUR](#)



INTERIOR DESIGNED

Fully refurbished floors providing Grade A office accommodation.

 [VIEW THE FIRST FLOOR VIRTUAL TOUR](#)





Cycle storage and repair centre



New café



New gym & changing facilities



EPC B



Concierge reception



Refurbished passenger lifts



New air-conditioning



Raised floors with new carpeting



New suspended ceilings & LED lighting



On-site car parking

LIFE AT 69 PARK LANE

Introducing the Life App.

Life makes your office building an even better place to work by helping tenants, building staff and local businesses connect. We believe everyday is important, let's make the most of it.

Helping everyone connect in the easiest way possible, the Life app helps you to customise your day at the touch of a button.

Simply open the app, check out the latest café deals, book into the next gym class or attend one of our curated events.

Life is here for you.



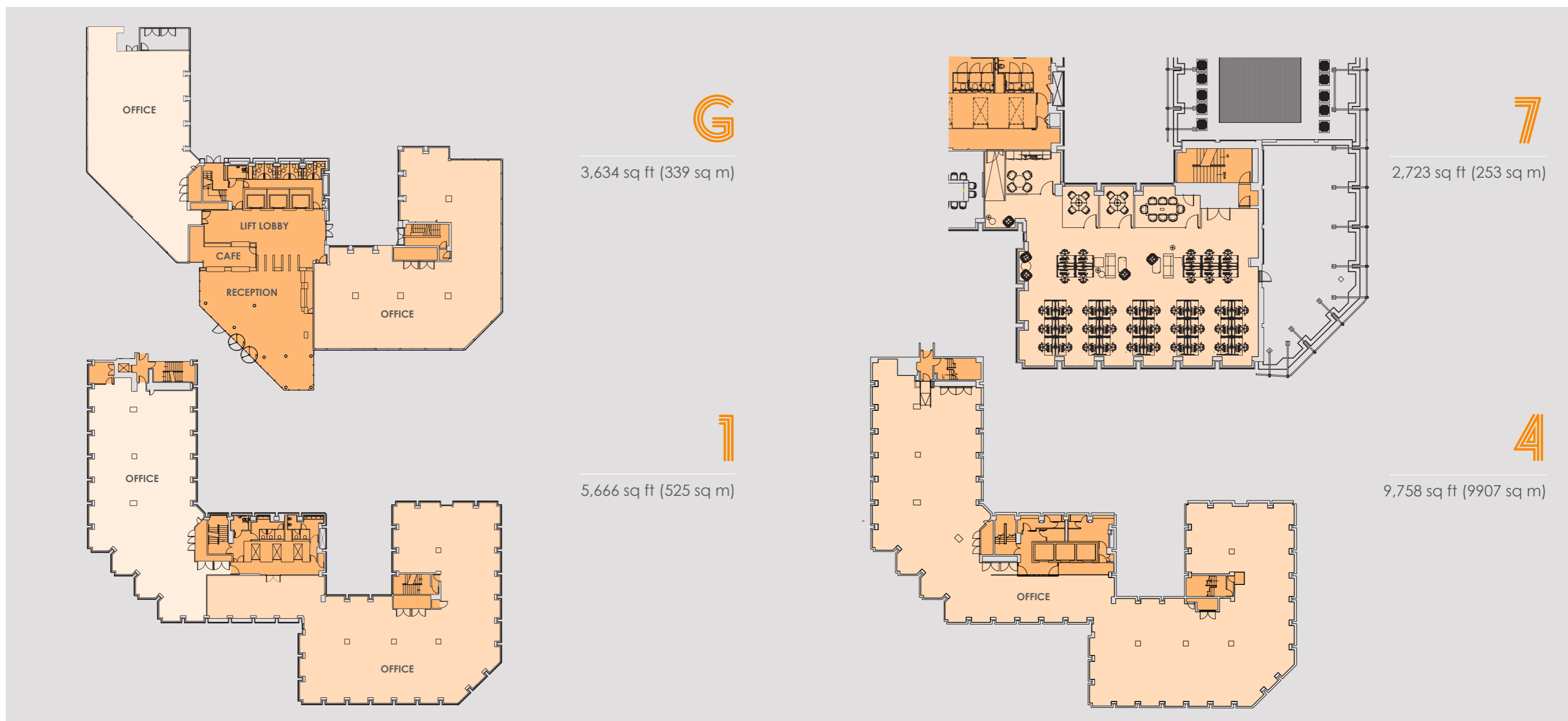
AVAILABILITY

The floors provide flexible accommodation providing a range of units from 1,194 sq ft - 9,758 sq ft.

Accommodation

| Floor | sq ft | sq m |
|--------------|---------------|--------------|
| Eighth | 5,429 | 504 |
| Seventh | 2,723 | 253 |
| Sixth | 8,678 | 806 |
| Fourth | 9,758 | 907 |
| Sixth | 9,758 | 907 |
| Part First | 5,666 | 525 |
| Part First | 3,634 | 339 |
| Part Ground | 3,634 | 339 |
| Part Ground | 2,873 | 267 |
| Total | 52,153 | 4,847 |

Approx net internal areas.
Available in suites from 1,194 sq ft



13

3,634 sq ft (339 sq m)

14

5,666 sq ft (525 sq m)

7

2,723 sq ft (253 sq m)

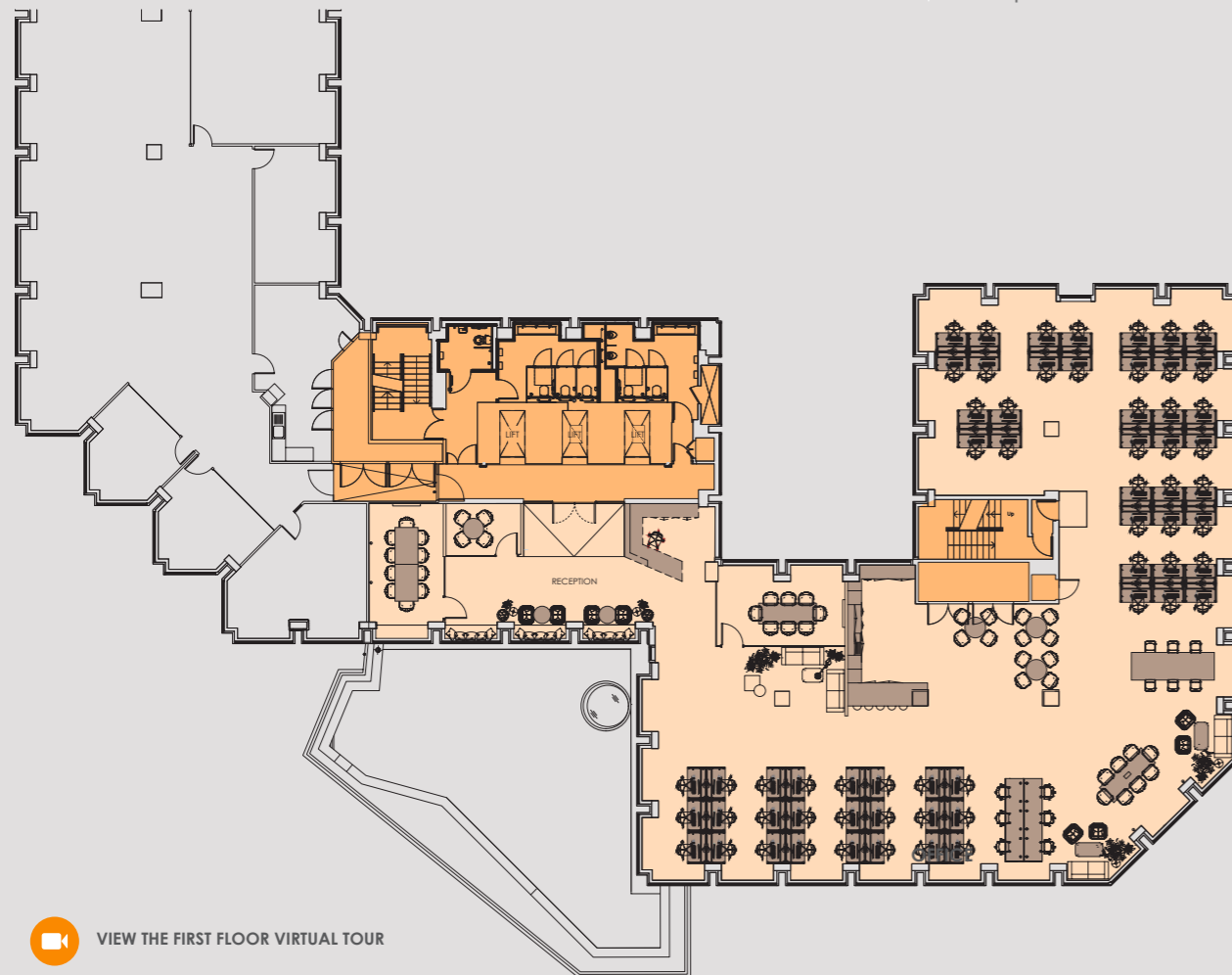
4


9,758 sq ft (907 sq m)

INSPIRED SPACE

Fitted first floor suite 5,666 sq ft (525 sq m)

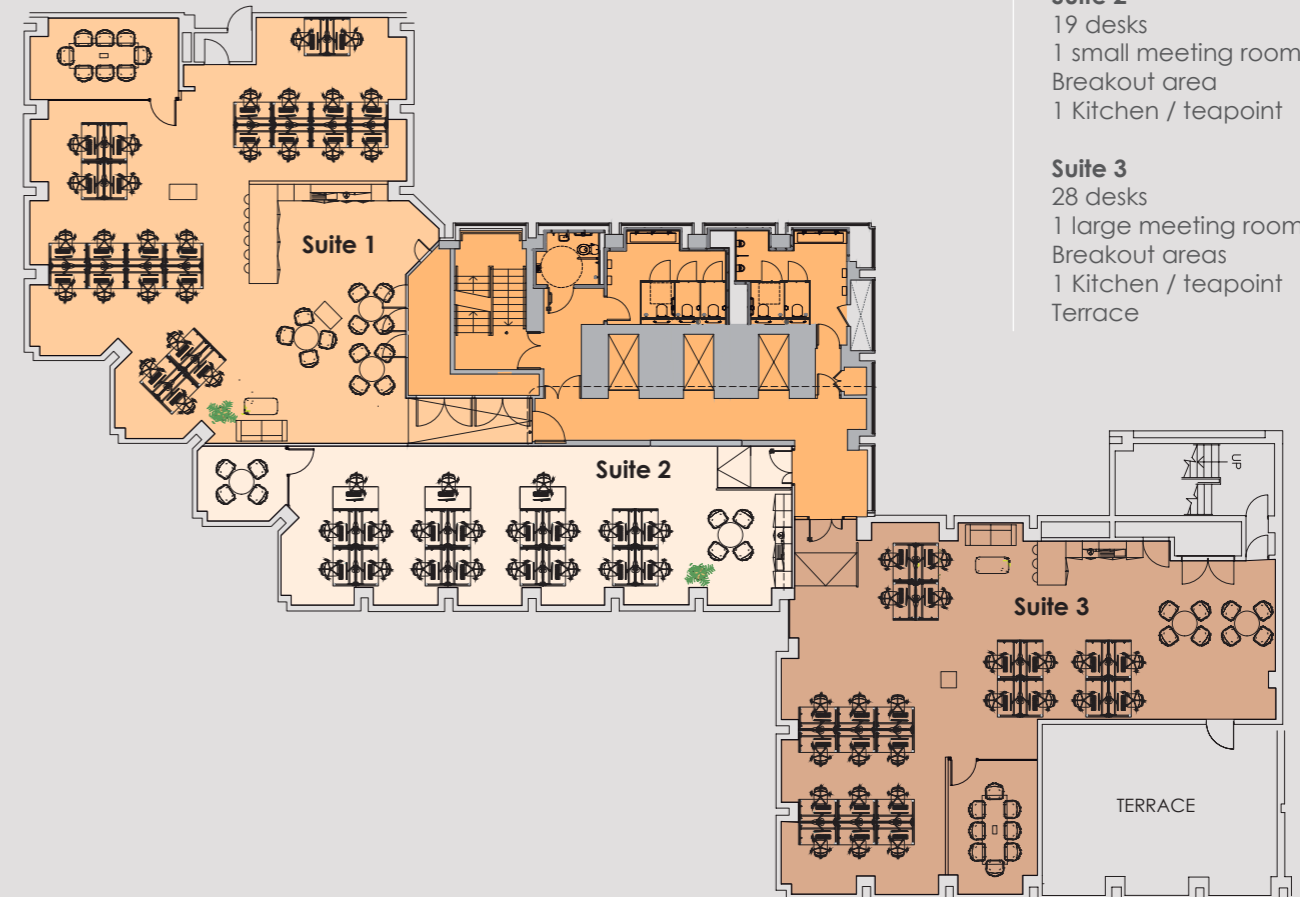
- 69 desks
- 6 standing desk
- 1 board room
- 2 meeting rooms
- Breakout area
- Collaboration area
- Tea point



 VIEW THE FIRST FLOOR VIRTUAL TOUR

Fitted eighth floor suite 5,429 sq ft (504 sq m)

- Suite 1**
 - 26 desks
 - 1 small meeting room
 - Breakout area
 - 1 Kitchen / teapoint
- Suite 2**
 - 19 desks
 - 1 small meeting room
 - Breakout area
 - 1 Kitchen / teapoint
- Suite 3**
 - 28 desks
 - 1 large meeting room
 - Breakout areas
 - 1 Kitchen / teapoint
 - Terrace



LET READY DESIGN+FIT

With Let Ready Custom, creating the perfect environment for your business couldn't be easier.

We are experts in designing and delivering office space with over 30 years' experience.

We deliver 100+ tenants' fit-outs each year. It's what we do best.

[MORE CASE STUDIES](#)

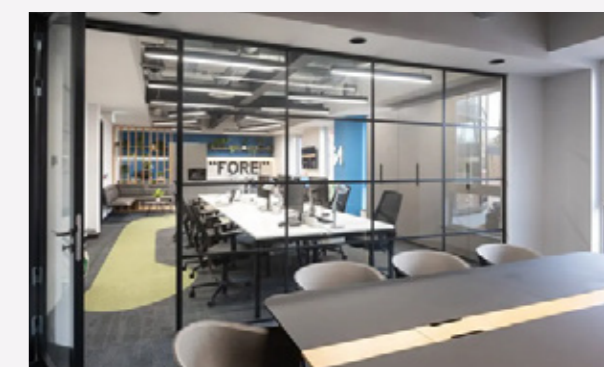
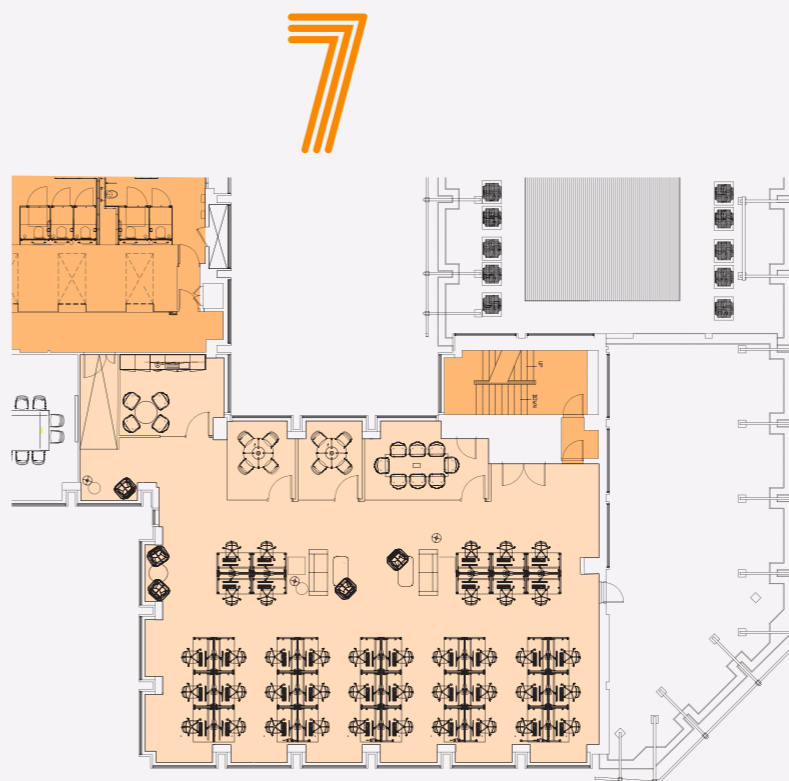
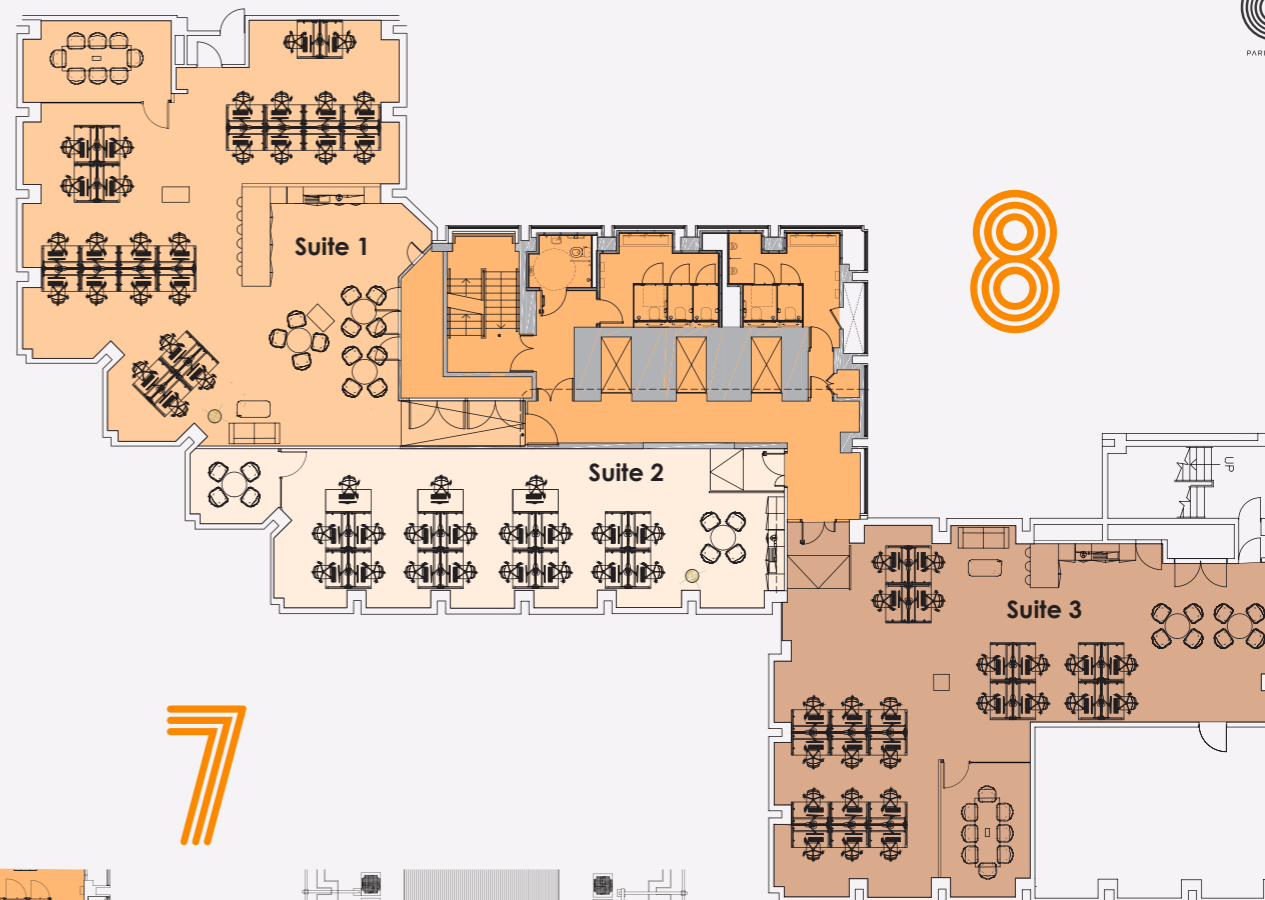
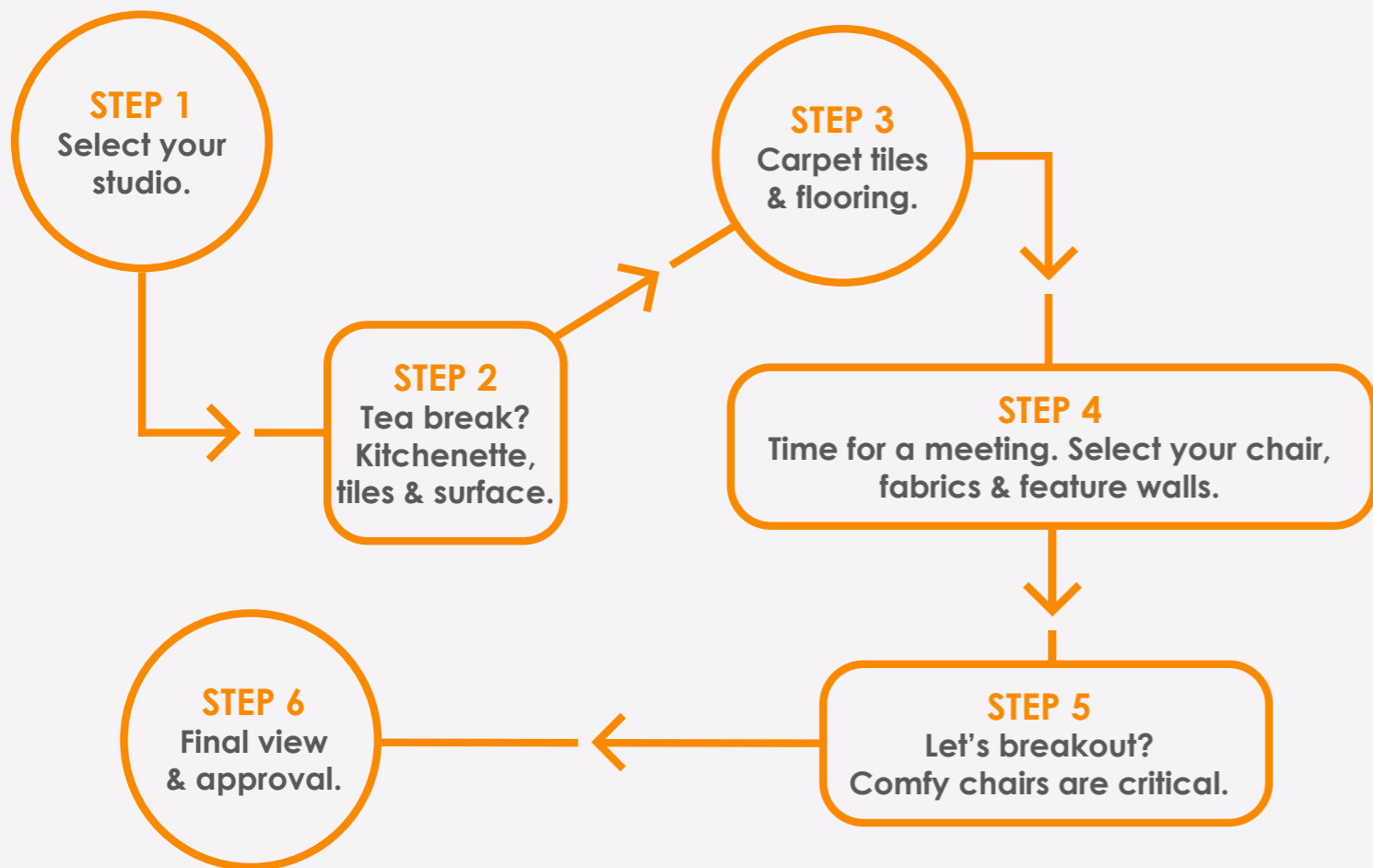
The Process

Our experienced team support you through the step by step process.

We can even pull together the design for your review.



Fit-out examples.



Fit-out examples.

Your dedicated delivery team

Your dedicated team has a wealth of experience and in-depth knowledge of our buildings.

Having delivered over 30,000 sq ft of tenant space at Exchange Harrogate, we can guarantee your office is delivered without setbacks.

[DOWNLOAD DESIGN+FIT BROCHURE](#)

LET READY LEASE FLEXIBILITY

With all parts of the building managed by a CEG team combined with our longterm approach, we can offer a different, highly flexible approach to leasing. Alongside traditional leasing options we have the ability to offer customers three fantastic services with a variety of payment terms to suit their needs - Let Ready Go, Custom and Complete.



Let Ready Go

Office space Ready to Go. Whether you're relocating or expanding into a new city and need touchdown space. Or you need short-term flexible space to supplement your core office. Whatever your business needs, we make sure you're good to go.

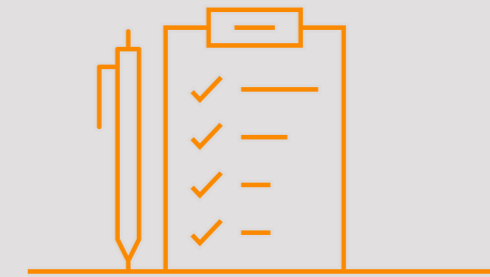
- Lease from 20 desks
 - Fully-furnished
- Flexible lease lengths
 - No dilapidations
- Immediate occupation



Custom

Bespoke fit-out managed and delivered. Office design is an important part of every business's DNA. We will help you design the space to reflect you and your staff. With 30+ years experience and in-depth knowledge our buildings, we are the perfect partner to deliver your new office space.

- Tested contractors and suppliers managed by us
- Our buying power helps get you the best price
- No capital outlay. Spread cost across tenancy
 - Fixed cost. No hidden fees
 - Delivered on time



Complete

Aspirational office space. Everything covered. Bringing all your rent and service costs into one easy-to-manage plan. Our super-inclusive package that not only includes all your usual outgoings, it also includes the management of your workspace by our team, leaving you to focus solely on your business.

- Save time. Greater budget control
 - Lower internal staff costs
 - On site team to solve issues
- Health & safety, fire strategy & training
 - Maintenance & statutory checks

A THRIVING COMMERCIAL CENTRE

15 MINUTES TO LONDON VICTORIA ↗

WEST CROYDON

EAST CROYDON

A236

WESTFIELD SHOPPING CENTRE DEVELOPMENT

HIGH STREET

RUSKIN SQUARE

BOXPARK

5 MINUTE WALK

QUEEN'S GARDENS

PARK LANE

CROYDON CULTURAL QUARTER / FAIRFILED HALLS DEVELOPMENT

A232



PARK HILL PARK

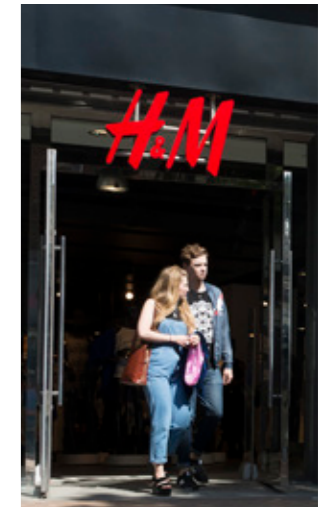
↙ 15 MINUTES TO GATWICK AIRPORT

A LEISURE REVOLUTION

Croydon has experienced a dramatic change over the last few years.

Big names from across the capital have bought their vibrant flavours and exciting menus to the 80 shipping containers that Boxpark Croydon provides.

As well as this, independent and local food retailers have the enviable opportunity of showcasing their unique menus to the people of Croydon.



HERE THERE AND EVERYWHERE

Croydon is the most connected centre in the South East with exceptional services and access to and from central London, Gatwick and the local area, by train, tram and car.



Retail

- 1 Whitgift
- 2 Centrale
- 3 High Street

Hotels

- 4 Holiday Inn Express
- 5 Jury's Inn
- 6 Travelodge

Leisure

- 7 Museum of London
- 8 Virgin Active
- 9 Fairfield Halls
- 10 Boxpark

POST CODE: CRO 1JD



Over 23 million passengers use East Croydon station per year.

Around 242 trains daily from East Croydon to London Bridge and 198 trains to London Victoria.

Around 276 trains daily from East Croydon to Gatwick Airport which serves 228 destinations.

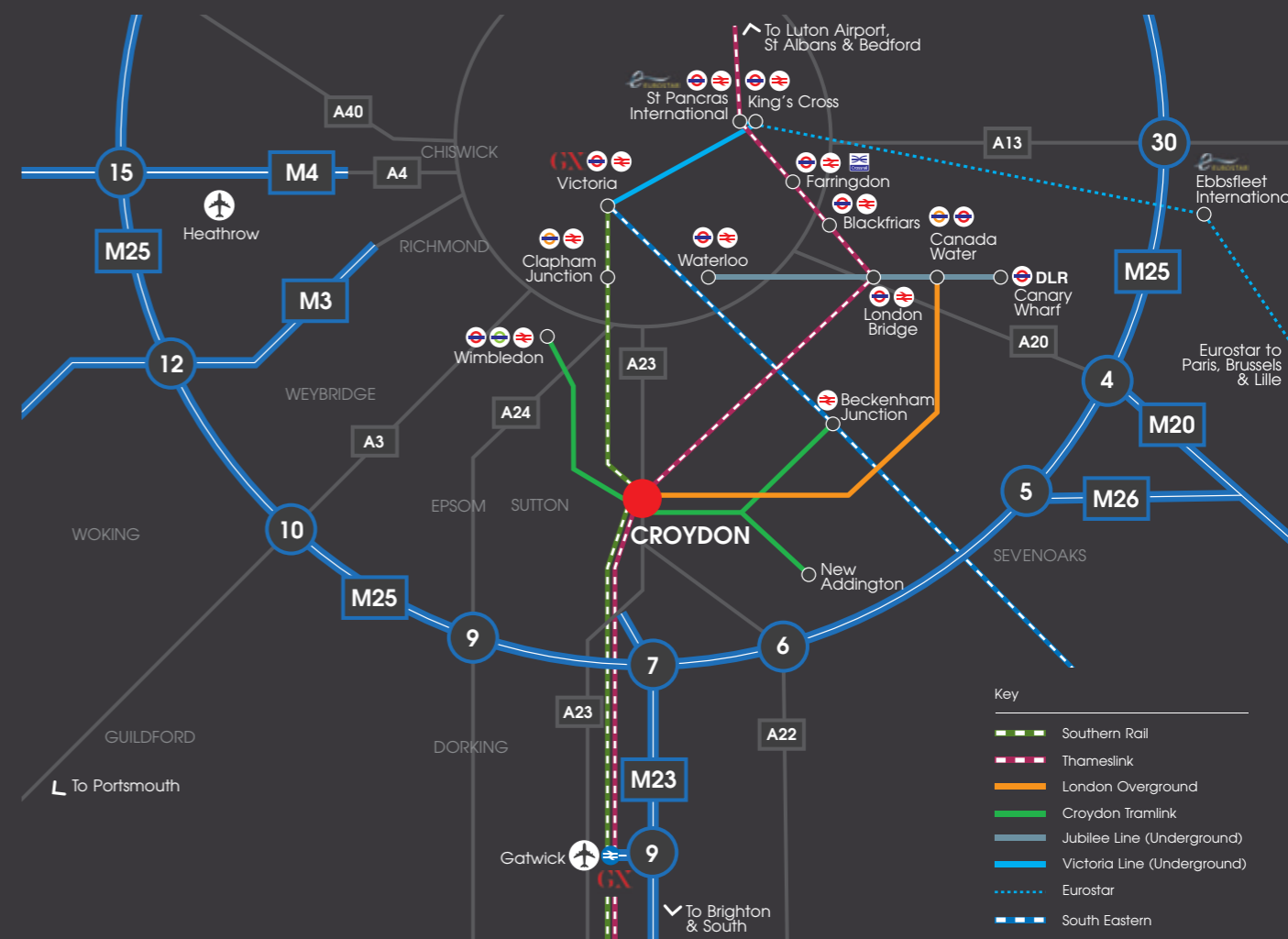
2nd busiest station interchange in the country.

29 million tram passenger journeys per year.



10 miles to the Junction 7 of the M25 & M23 intersection.

12 miles to Central London and 18 miles to Gatwick Airport.



THAT'S QUICK

Whether it's a meeting in the City, catching a plane overseas or a meeting locally, you're never to far away.

OTHER RAIL / UNDERGROUND DESTINATION TRAVEL TIMES:

By Rail (from East Croydon)

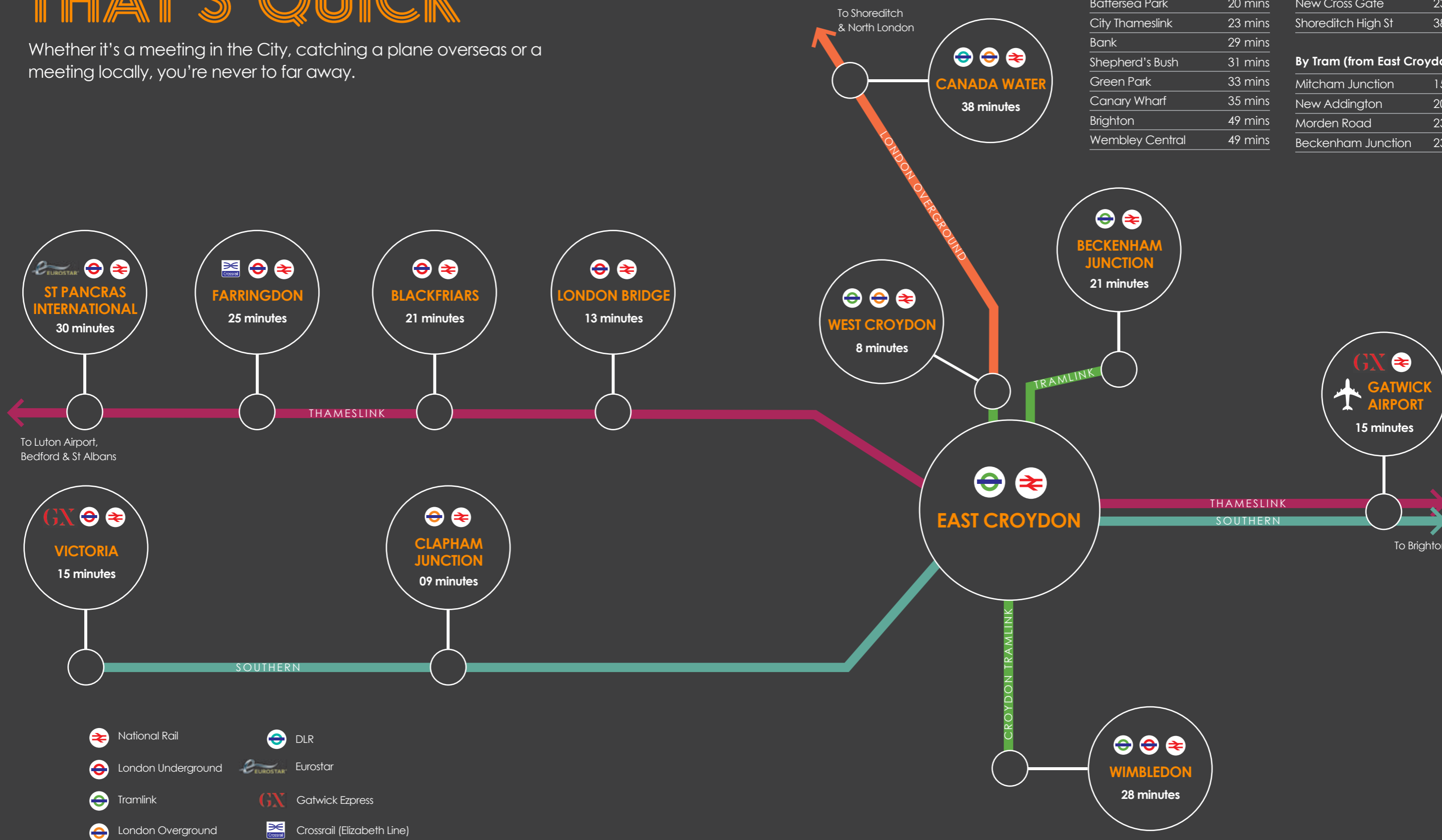
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|------------------|---------|
| Norwood Junction | 05 mins |
| Redhill | 19 mins |
| Balham | 19 mins |
| Battersea Park | 20 mins |
| City Thameslink | 23 mins |
| Bank | 29 mins |
| Shepherd's Bush | 31 mins |
| Green Park | 33 mins |
| Canary Wharf | 35 mins |
| Brighton | 49 mins |
| Wembley Central | 49 mins |

By Rail (from West Croydon)

| | |
|--------------------|---------|
| Norwood Junction | 05 mins |
| Sutton | 10 mins |
| Epsom | 22 mins |
| New Cross Gate | 23 mins |
| Shoreditch High St | 38 mins |

By Tram (from East Croydon)

| | |
|--------------------|---------|
| Mitcham Junction | 15 mins |
| New Addington | 20 mins |
| Morden Road | 23 mins |
| Beckenham Junction | 23 mins |



- National Rail
- London Underground
- Tramlink
- London Overground
- DLR
- Eurostar
- Gatwick Express
- Crossrail (Elizabeth Line)



PARK LANE / CROYDON

69parklane.com



Viewing

Strictly by appointment through the joint sole agents.



David Cuthbert
020 3130 6401
dcuthbert@hanovergreen.co.uk

Andy Tucker
020 3130 6402
atucker@hanovergreen.co.uk



James Shillabeer
020 3362 4351
jameshillabeer@brayfoxsmith.com

Jordan Willcock
020 7629 5456
jordanwillcock@brayfoxsmith.com

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Compiled December 2023.