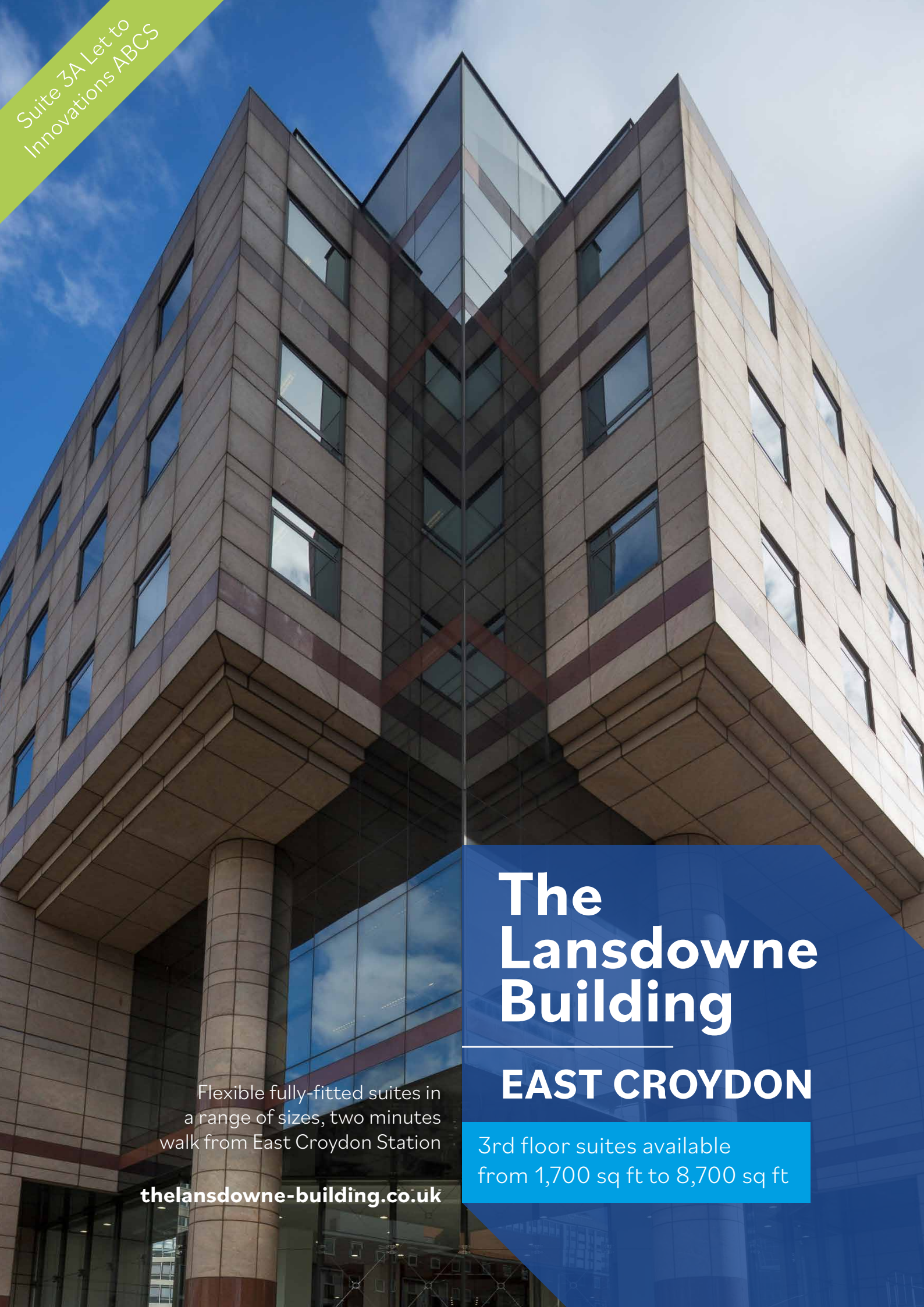


Suite 3A Let to  
Innovations ABCS



# The Lansdowne Building

**EAST CROYDON**

Flexible fully-fitted suites in a range of sizes, two minutes walk from East Croydon Station

3rd floor suites available from 1,700 sq ft to 8,700 sq ft

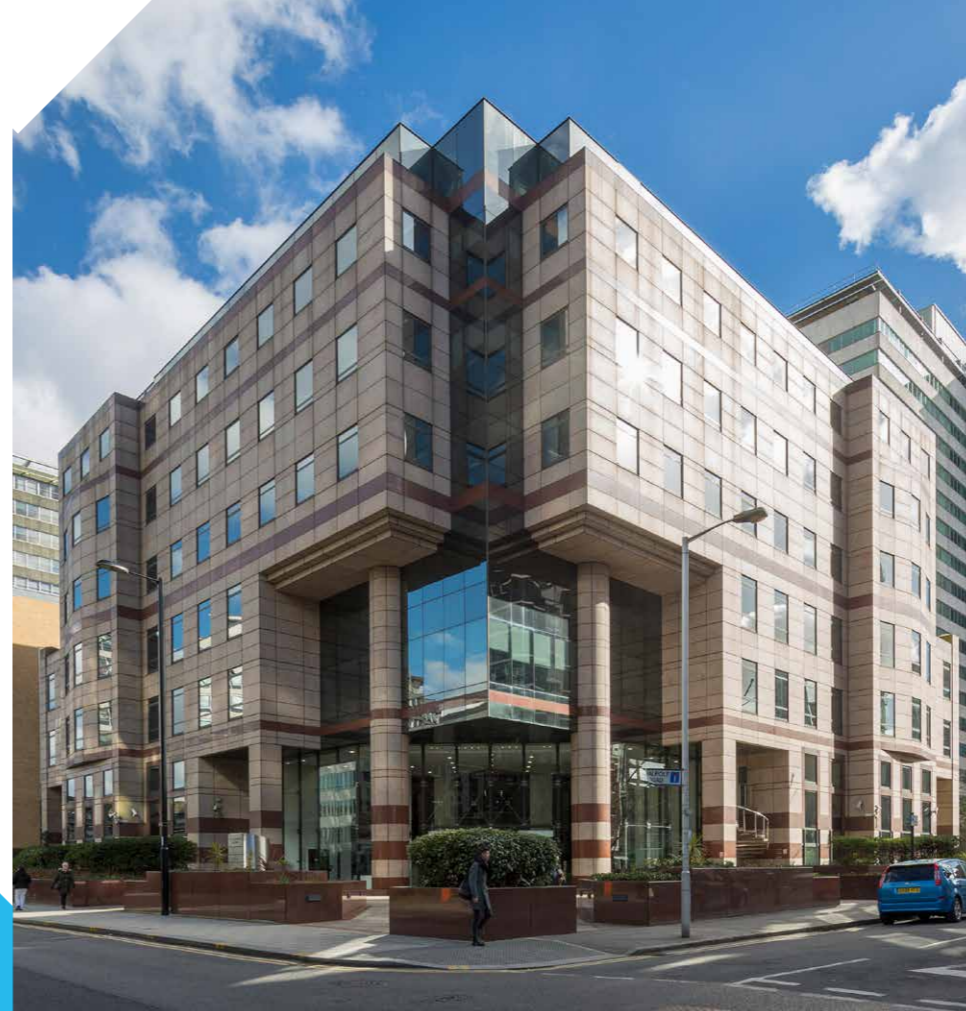
[thelansdowne-building.co.uk](http://thelansdowne-building.co.uk)



### Flexible fully-fitted suites

- Short form leases
- Leasing period – available for a minimum term of 12 months
- Rent inclusive of service charge and insurance
- Offices ready for immediate occupation
- Furniture included
- Fully accessible raised floors
- Suspended metal tiled ceilings incorporating Cat II lighting
- Two 16-person passenger lifts; two 14-person passenger lifts and two goods lifts
- Male/female WC facilities on each floor
- Full height atrium
- EPC E 107

**Grade A Offices**



## The Lansdowne Building

Located in the prime office core on Lansdowne Road which is set to become the major route from East Croydon Station into the Central Business District and retail core.

The Lansdowne Building comprises 110,000 sq ft (10,220 sq m) of Grade A office accommodation arranged over basement, ground and seven upper floors with 50 car parking spaces.

The flexible layout allows for multiple occupation on whole/part floors and an open/cellular arrangement.



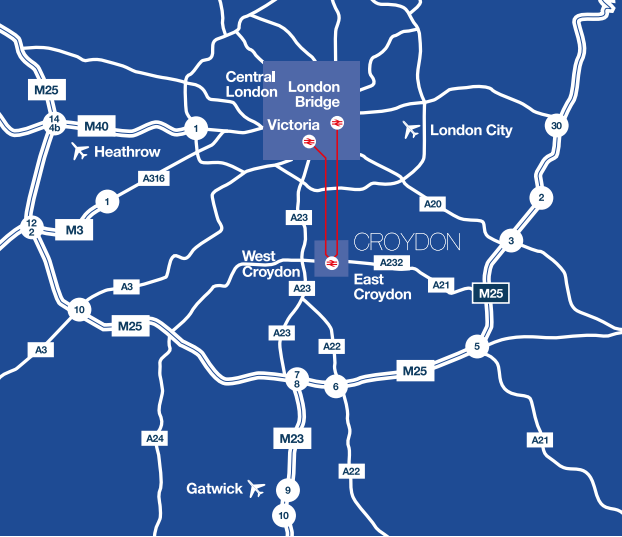
### 3rd floor suites available from 1,700 sq ft to 8,700 sq ft

	Floor area sq ft NIA	Floor area sq m NIA
<b>Suite 3A</b>	LET	LET
<b>Suite 3B</b>	2,018	187
<b>Suite 3C</b>	2,079	193
<b>Suite 3D</b>	1,779	165
<b>Suite 3E</b>	2,833	263
<b>Total available</b>	<b>8,709</b>	<b>809</b>

Available on inclusive terms which include: rent, service charge, insurance and new furniture if required.



**Available suites**



## Location

Located on Lansdowne Road, The Lansdowne Building is just a short walk from East Croydon Station and Tramlink stops.

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.

## Fast Rail Travel

- 16 minutes to London Victoria
- 13 minutes to London Bridge
- 9 minutes to Clapham Junction
- 14 minutes to Gatwick
- 15 minutes to Redhill
- 48 minutes to Brighton
- Excellent tram services providing links east and west from Beckenham to Wimbledon

**Central location**

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