



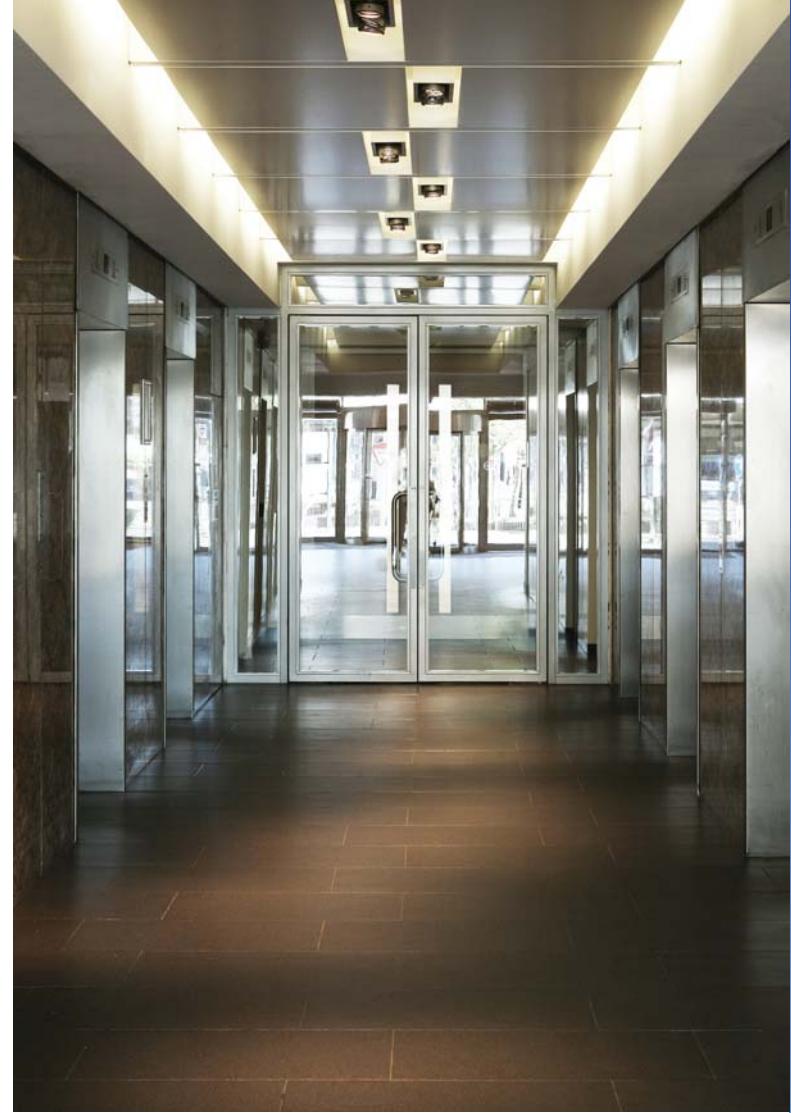
OFFICES TO LET IN
CROYDON'S MOST
ICONIC BUILDING

NO.1 CROYDON IS AN ICONIC BUILDING OFFERING FLEXIBLE OFFICE SPACE TO SUIT YOUR NEEDS

Croydon is London's largest suburban office market with major occupiers including Nestlé, Direct Line Insurance, Chartis and Mondial. No.1 Croydon is a landmark building rising 23 storeys, providing over 160,000 sq ft of office space. The iconic building is instantly recognisable against the skyline and is undergoing a major refurbishment programme to provide flexible open plan floorplates, capable of subdivision.

No.1 Croydon is located immediately opposite East Croydon station, which provides direct links to London Victoria, London Bridge and Gatwick Airport, all within 15 minutes.



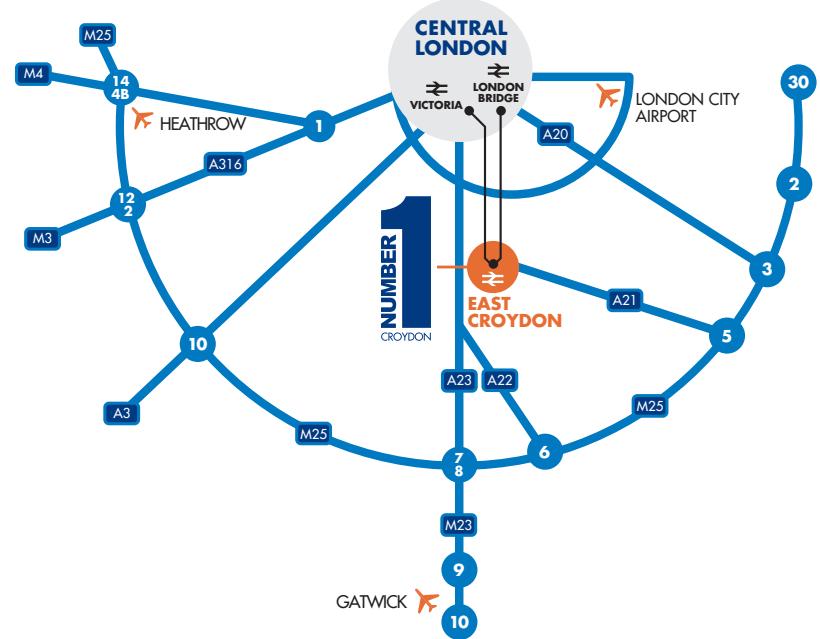


PRIME LOCATION AND EXCELLENT TRANSPORT LINKS

THE CITY AND GATWICK INTERNATIONAL AIRPORT ARE ONLY 15 MINUTES AWAY MAKING No.1 CROYDON PERFECT BUSINESS SENSE

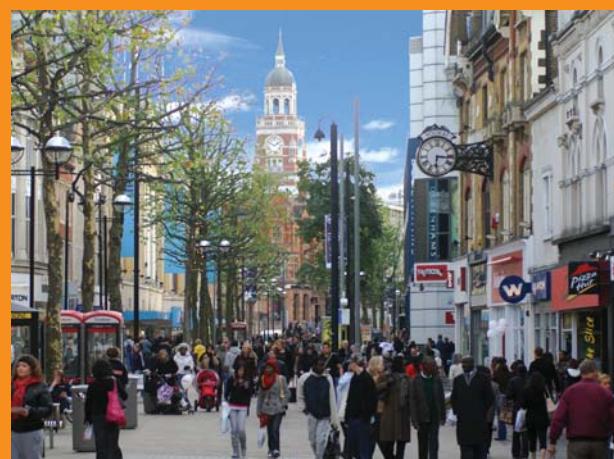
Croydon is strategically located on the A23, the main arterial route between Central London and the M25 motorway, 12 miles south of Central London and within close proximity to both Gatwick and Heathrow Airports.

No.1 Croydon is located next to East Croydon train station providing fast and frequent services to Central London and Gatwick Airport, in addition to, the Croydon Tramlink service which provides services from Wimbledon to Beckenham. The new East London tube line extension connects Surrey Quays, Canary Wharf and the City to West Croydon.



No.1 Croydon boasts excellent communications and amenities. Situated on Addiscombe Road, immediately adjacent to East Croydon station, there are exceptional rail communications from the station linking Croydon with Central London and the South Coast. The Thameslink service links Croydon with Kings Cross, Blackfriars, London Luton Airport and Brighton.

Croydon has a large retail and amenity offer with the Whitgift and Centrale Shopping Centres within a 5 minute walk of the building in addition to the new Sainsbury's opening soon.



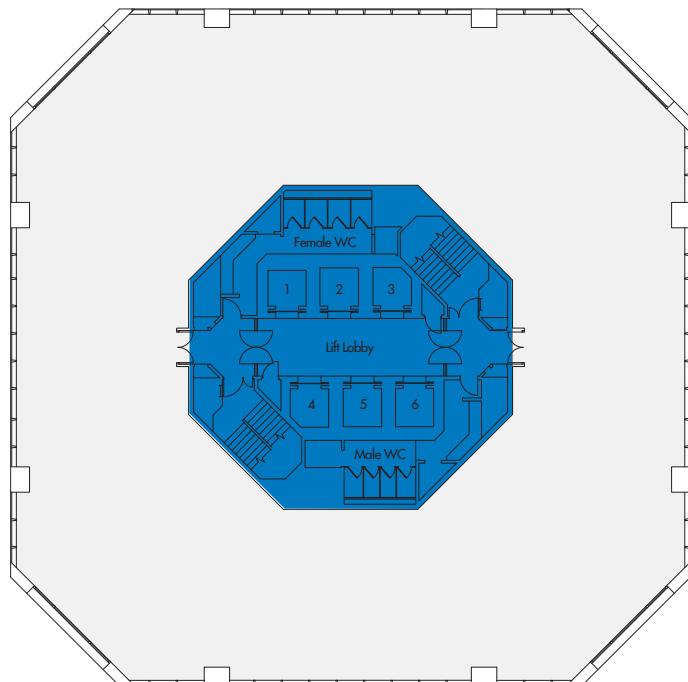
THE OFFICE SPACE HAS BEEN TRANSFORMED TO MEET MODERN OCCUPATIONAL NEEDS

A standard floor within the No1 Croydon is 7,567 sq ft and can be split multiple ways from 3,000 sq ft upwards.

Refurbishment includes:

- Column free space
- New ceiling mounted VRV air-conditioning
- New suspended ceilings
- New LG7 compliant light fittings
- Full access raised floors with a 45mm clear void
- New carpets
- Refurbished lift lobbies
- Floor to ceiling height 2.4m
- Refurbished toilets
- Six passenger lifts
- Basement car parking is available at 1:1000 sq ft

Floor plan for indicative purposes only



LEASE TERMS
ON APPLICATION

CONTACT



SIMON GLENN
T 020 7409 8792
E sglenn@savills.com

ANDREW WILLCOCK
T 020 7409 8866
E awillcock@savills.com



NEIL BARKER
T 020 8662 2705
E nbarker@shw.co.uk

ANITA TRACEY
T 020 8662 2735
E atracey@shw.co.uk



CHRIS WILLIAMS
T 020 7182 2166
E chris.williams@cbre.com

CLAIRE MAUDE
T 020 7182 2634
E claire.maude@cbre.com

www.no1croydon.co.uk

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