

65% LET
27,004 SQ FT
REMAINING



PARK LANE / CROYDON

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.



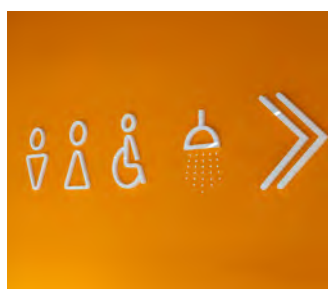
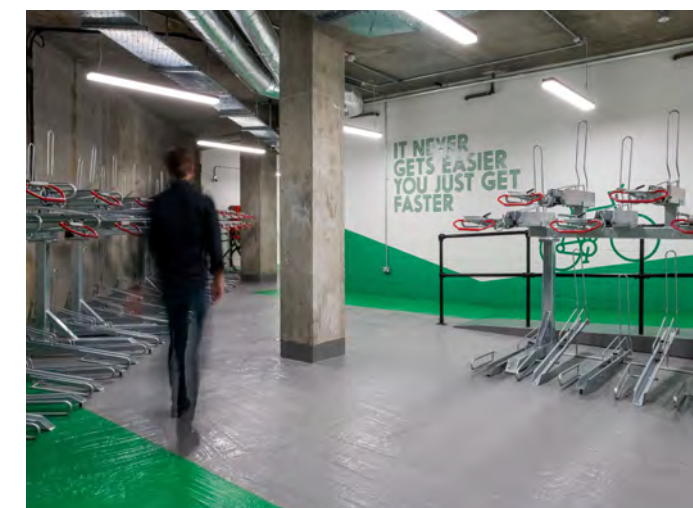
MEET AND GREET

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

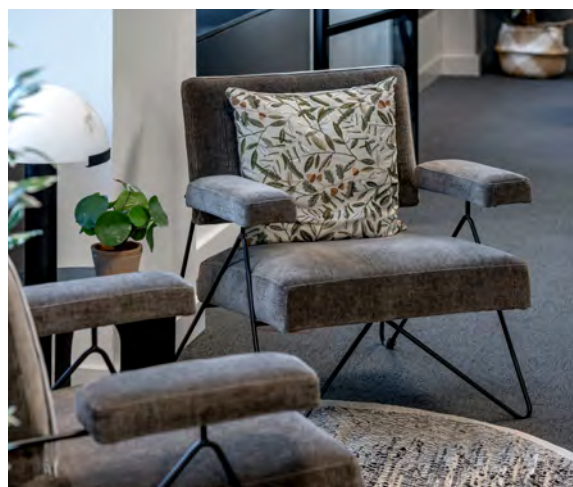
The basement has been converted into a state-of-the-art gym, fitness studio for classes with changing/drying rooms and showers.



INTERIOR DESIGNED

Fully refurbished floors providing Grade A office accommodation.

Images indicative of refurbishment delivered on other floors.





Cycle storage and repair centre



On site 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.



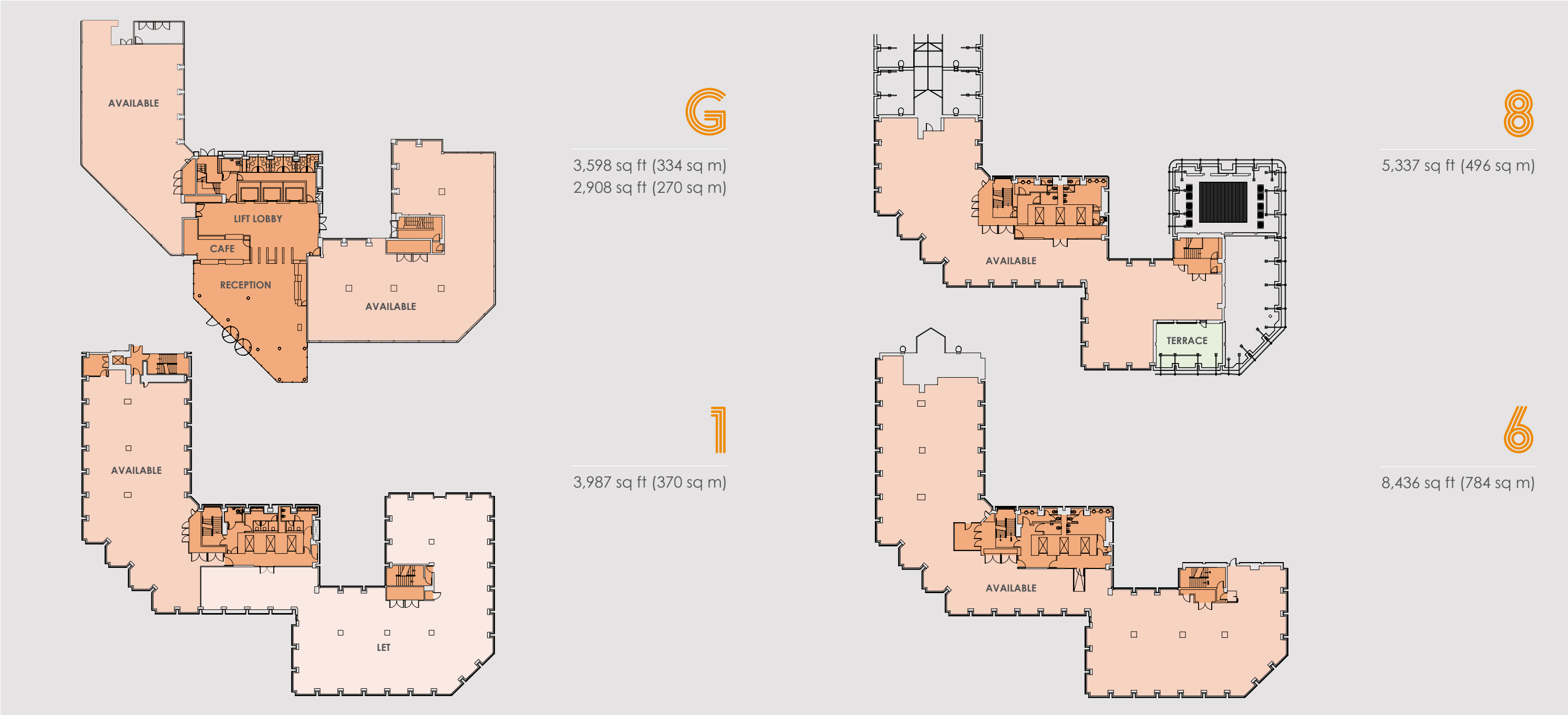
AVAILABILITY

The floors provide flexible accommodation providing a range of units

Accommodation

Floor	sq ft	sq m	Terrace
Eighth	5,337	496	✓
Seventh	2,738	254	✓
Sixth	8,436	784	X
Part First	3,987	370	X
Part Ground	3,598	334	X
Part Ground	2,908	270	X
Total	27,004	2,508	

Approx net internal areas.



CUSTOM 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.

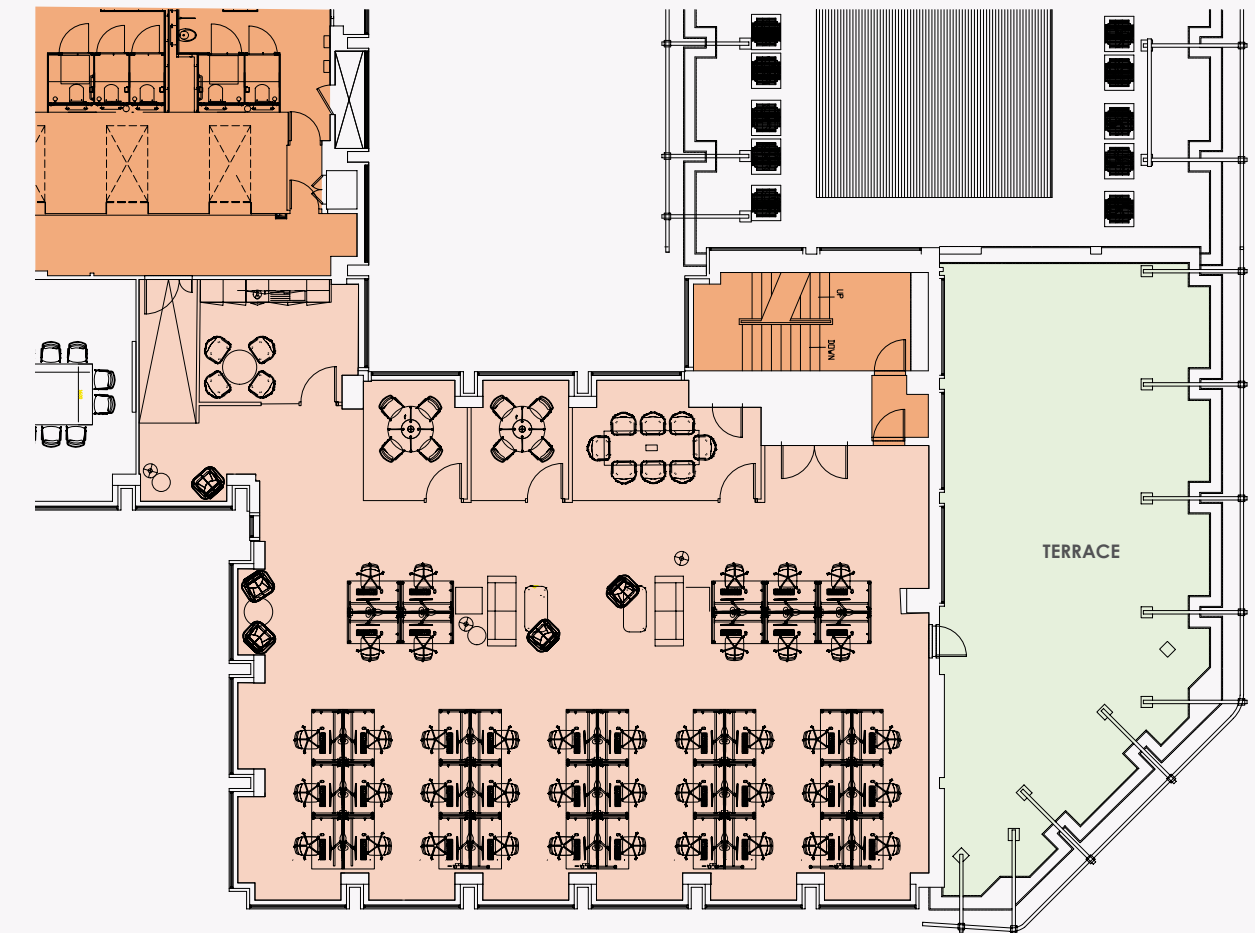
The Process

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

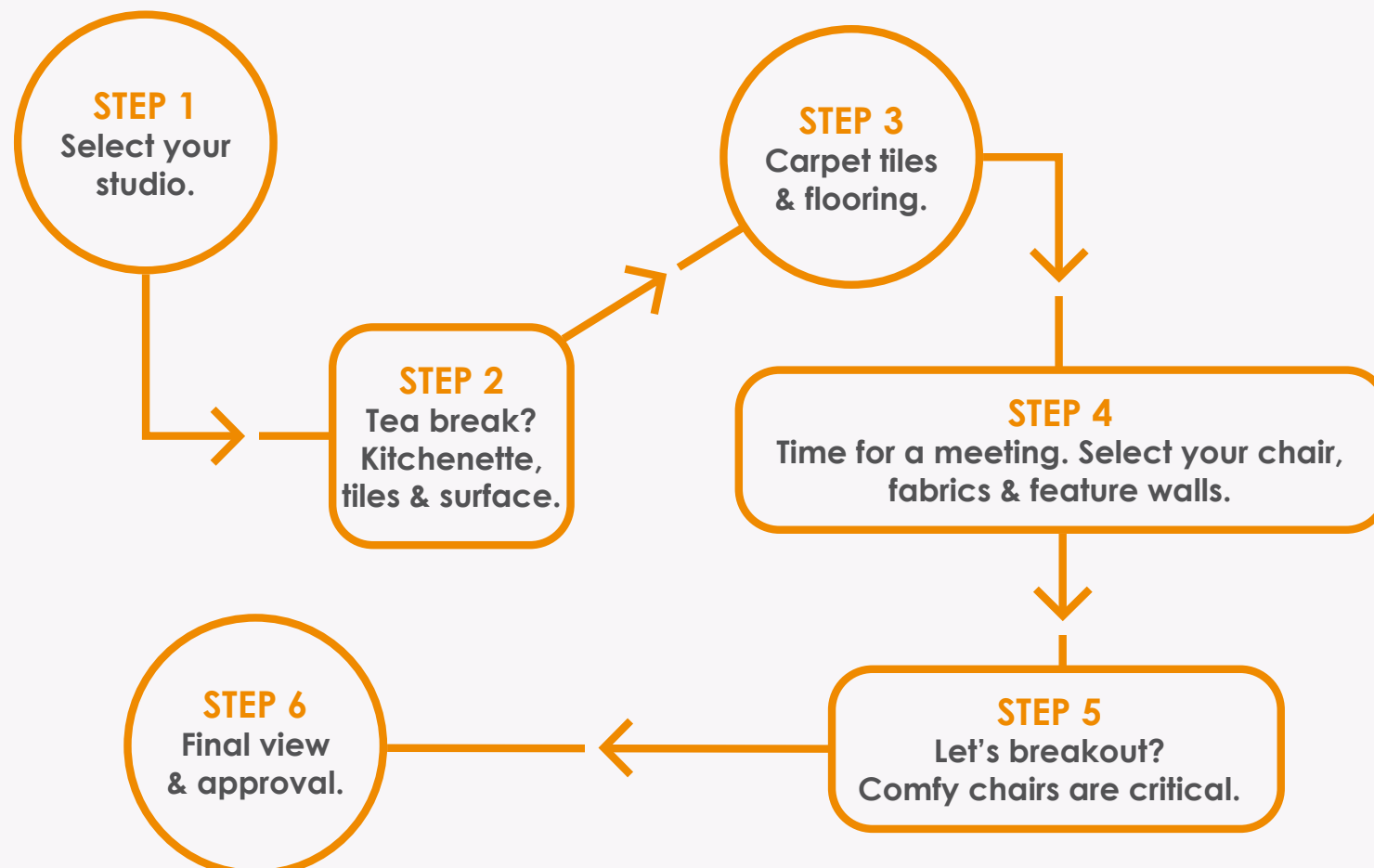
We can even pull together the design for your review.



7TH FLOOR



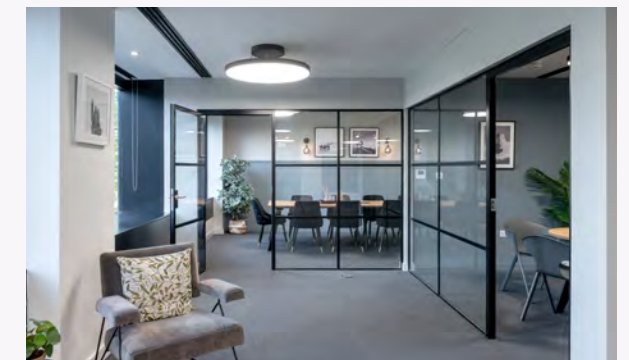
Indicative test fit of 7th floor



Your dedicated delivery team

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

Having delivered over 50,000 sq ft of tenant space at 69 Park Lane, we can guarantee your office is delivered without setbacks.



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



WEST END

CITY

DOCKLANDS

WEST CROYDON



CENTRALE
SHOPPING
CENTRE

WHITGIFT
SHOPPING
CENTRE

RUSKIN SQUARE

EAST CROYDON



BOX PARK

CROYDON COLLEGE

FAIRFIELD HALLS

MAGISTRATE COURTS

QUEENS GARDENS

PARK LANE

69

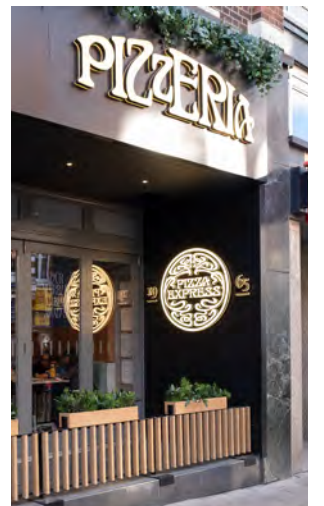


A LEISURE REVOLUTION

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 Leonardo Hotel
 - 6 Travelodge
 - 7 Hampton by Hilton
 - 8 Premier Inn
 - Leisure**
 - 9 Museum of London
 - 10 Virgin Active
 - 11 Fairfield Halls
 - 12 Boxpark
 - Occupiers**
 - 13 Goldman Sachs
 - 14 PPF
 - 15 Mott MacDonald
 - 16 Computershare IS
 - 17 HMRC
 - 18 Siemens
 - 19 Towergate Insurance
 - 20 Allianz
 - 21 Superdrug HQ
- 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.

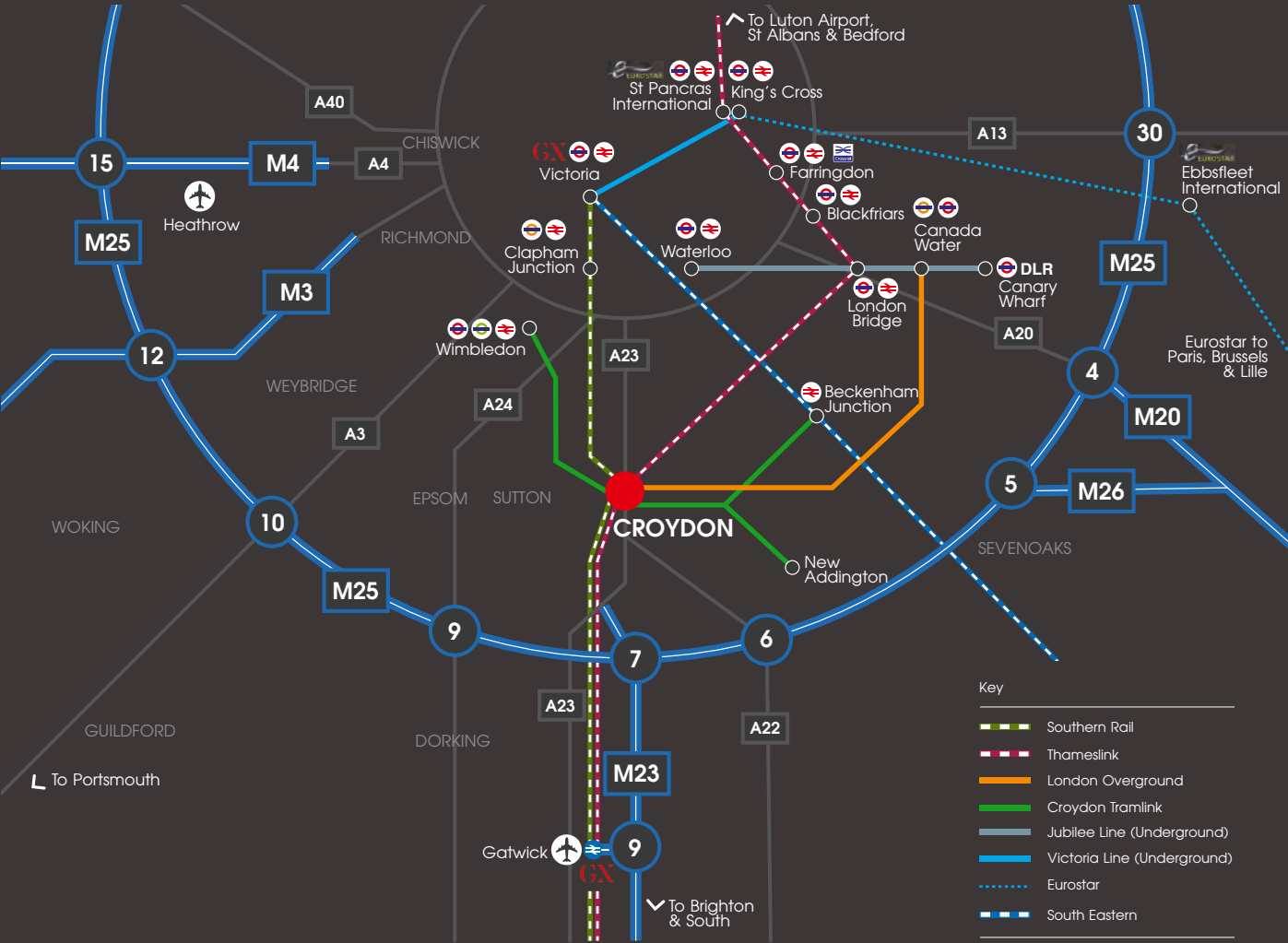
2nd busiest station interchange in the country.

29 million tram passenger journeys per year.



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

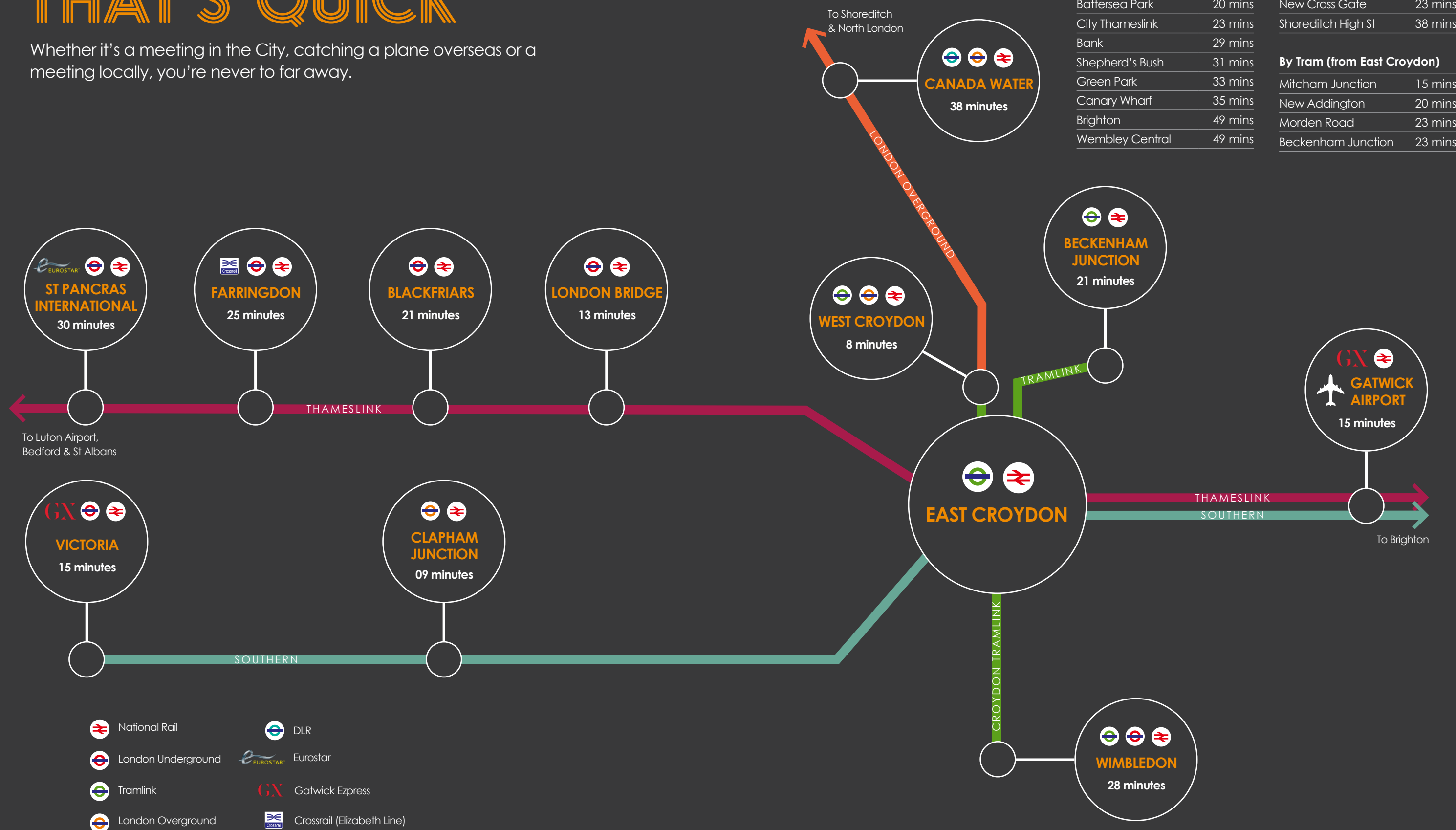
12 miles to Central London and 18 miles to Gatwick Airport.



POST CODE: CRO 1JD

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.





PARK LANE / CROYDON

ceg:

Viewing

Strictly by appointment through the joint sole agents.

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