

PARK LANE / CROYDON

69parklane.com

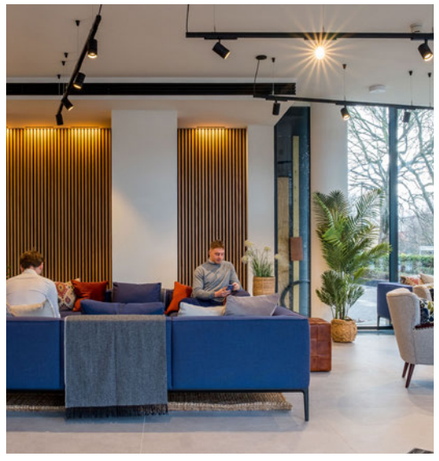
This landmark building occupying a prominent corner site in the heart of Croydon has undergone a comprehensive refurbishment including new glazing, enlarged entrance, gym, café, showers and secure bike storage.

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.







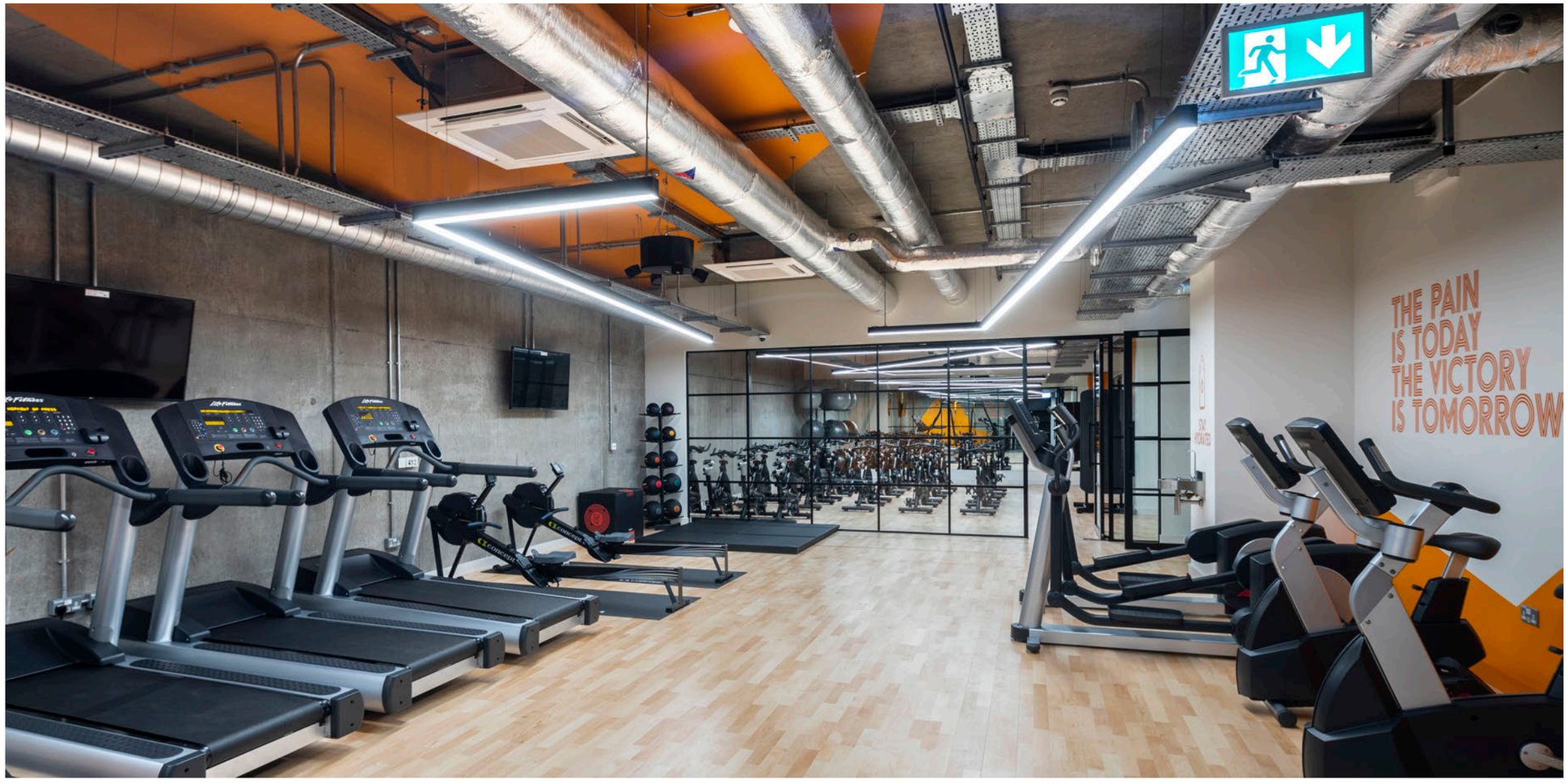




WE HAVE A FIT BIT

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

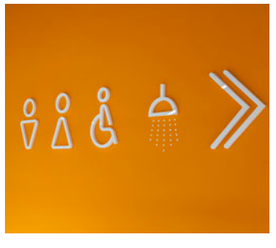


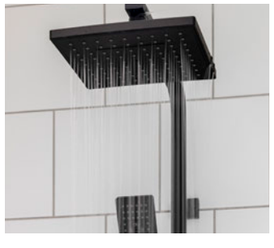


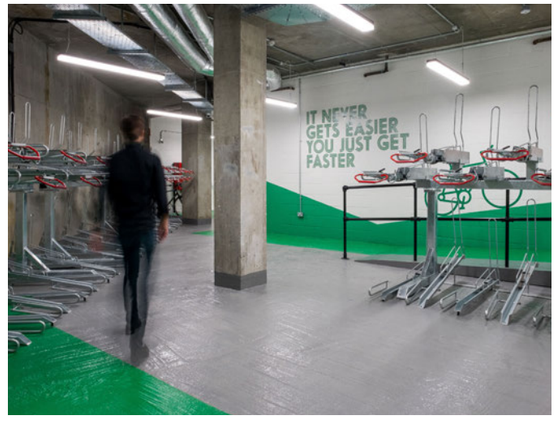
VIEW THE GYM VIRTUAL TOUR









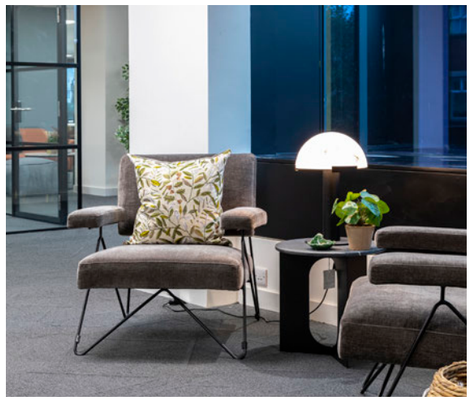


INTERIOR DESIGNED

Fully refurbished floors providing Grade A office accommodation.

VIEW THE FIRST FLOOR VIRTUAL TOUR





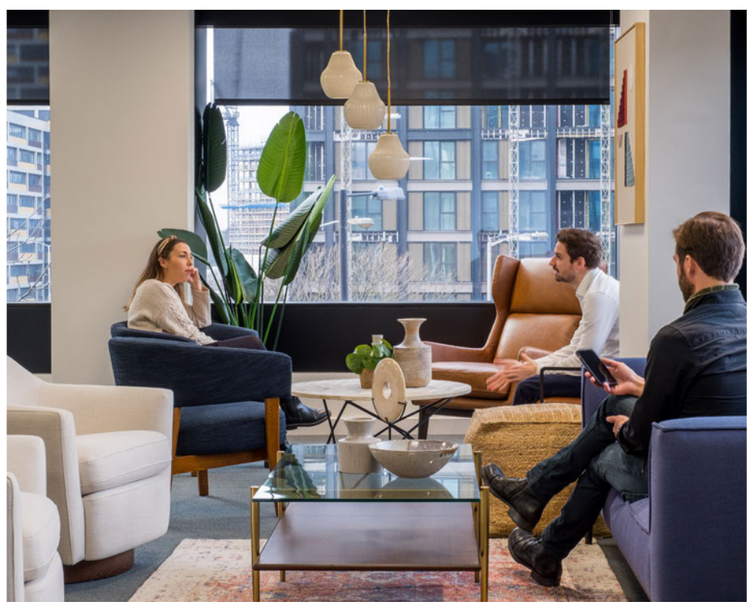












Cycle storage and repair centre

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.



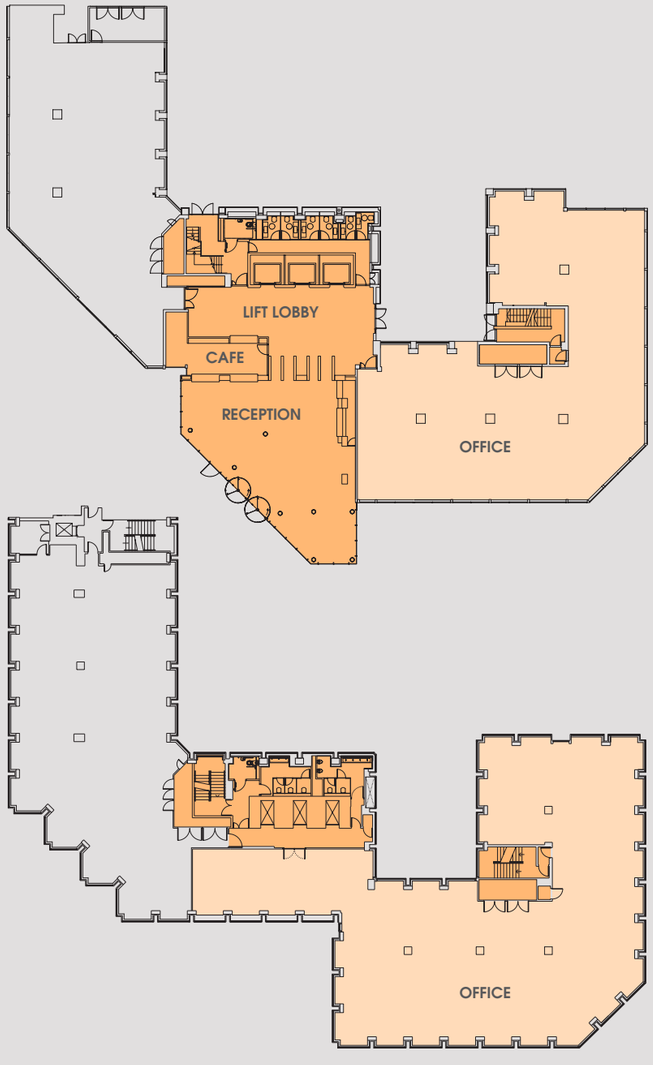
AVAILABILITY

The floors provide flexible accommodation providing a range of units from 3,634 sq ft - 5,666 sq ft.

Accommodation

Floor	sq ft	sq m
Eighth	5,429	504
Part Seventh	3,976	370
Part First	5,666	525
Part Ground	3,634	339
Total	**18,705**	**1,738**

Approx net internal areas.

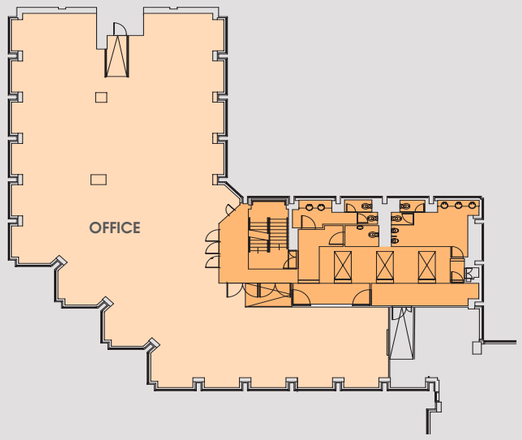


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3,634 sq ft (339 sq m)

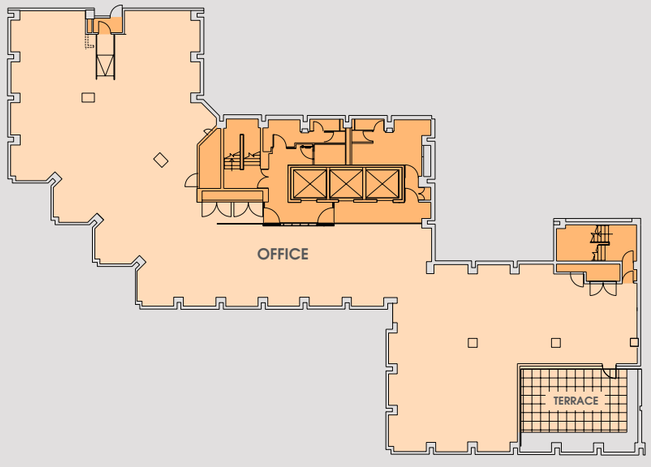
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5,666 sq ft (525 sq m)



7

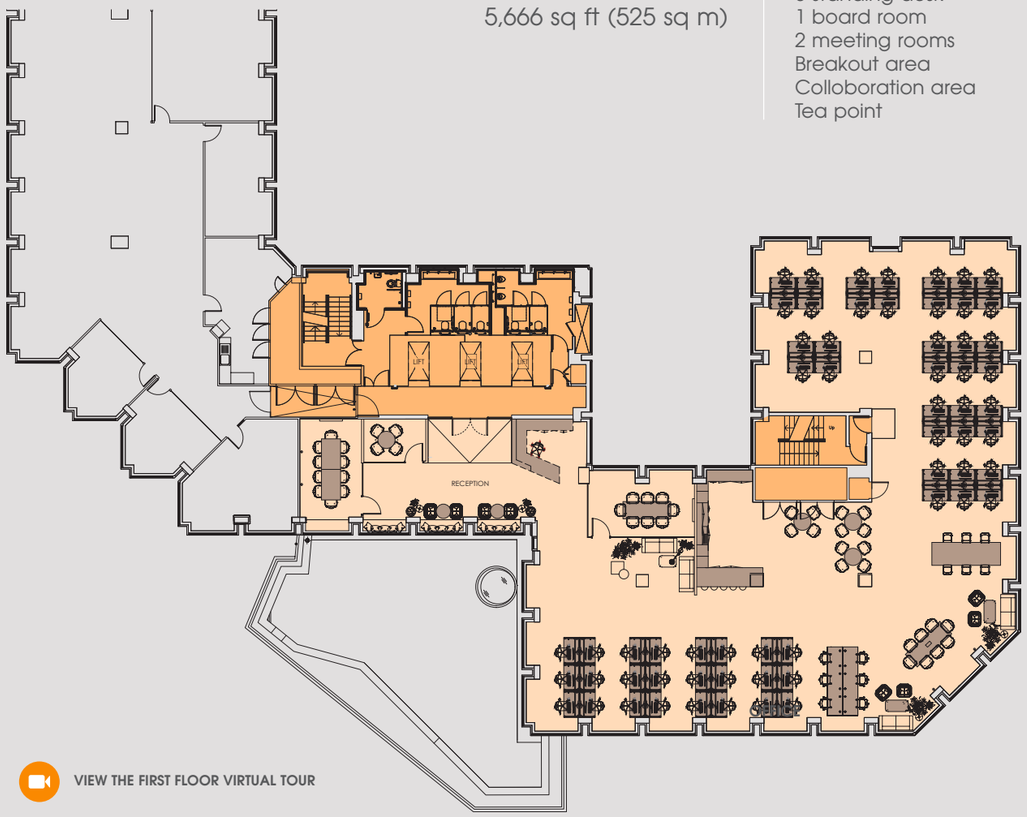
3,976 sq ft (370 sq m)



8

5,429 sq ft (504 sq m)

INSPIRED SPACE

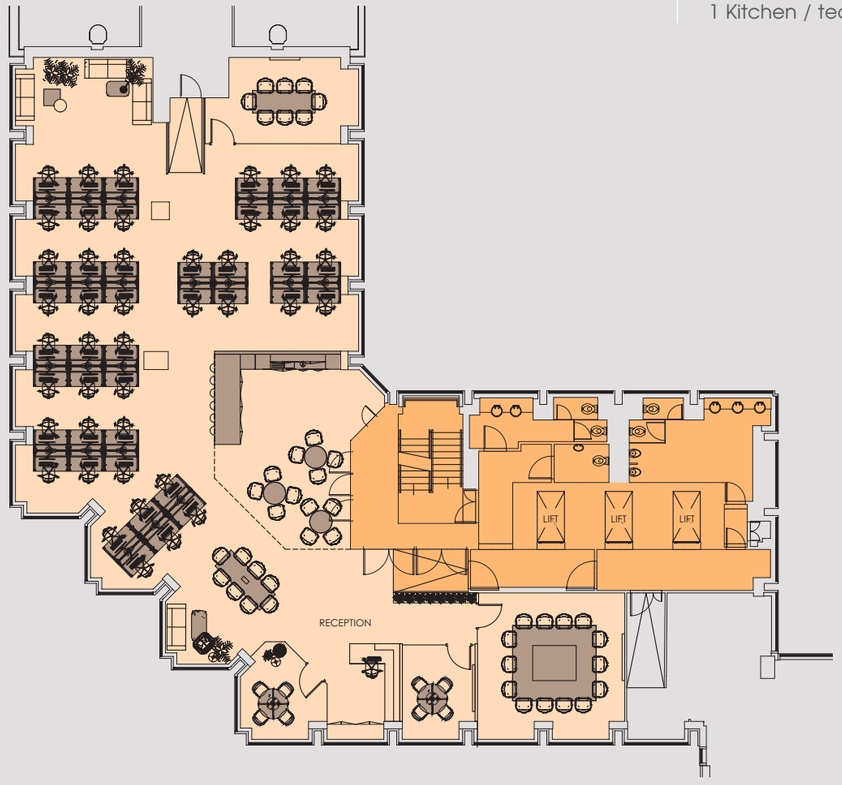


Fitted first floor suite

5,666 sq ft (525 sq m)

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

VIEW THE FIRST FLOOR VIRTUAL TOUR



Fitted seventh floor suite

3,976 sq ft (370 sq m)

44 desks
2 large meeting rooms
2 small meeting rooms
Breakout areas
1 Kitchen / teapoint

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.

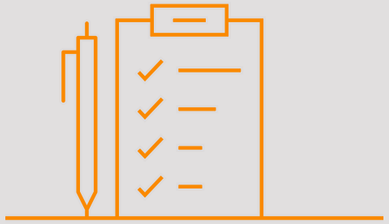
- Lease from 4 to 50 desks
- Fully-furnished
- Flexible lease lengths
- No dilapidations
- Immediate occupation



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

CENTRAL LONDON

69
PARK LANE / CROYDON

WEST CROYDON

15 MINUTES TO LONDON VICTORIA

A236

WESTFIELD SHOPPING CENTRE DEVELOPMENT

HIGH STREET

RUSKIN SQUARE

BOXPARK

EAST CROYDON

5 MINUTE WALK

QUEEN'S GARDENS

PARK LANE

CROYDON CULTURAL QUARTER / FAIRFILED HALLS DEVELOPMENT

A232

69

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.

















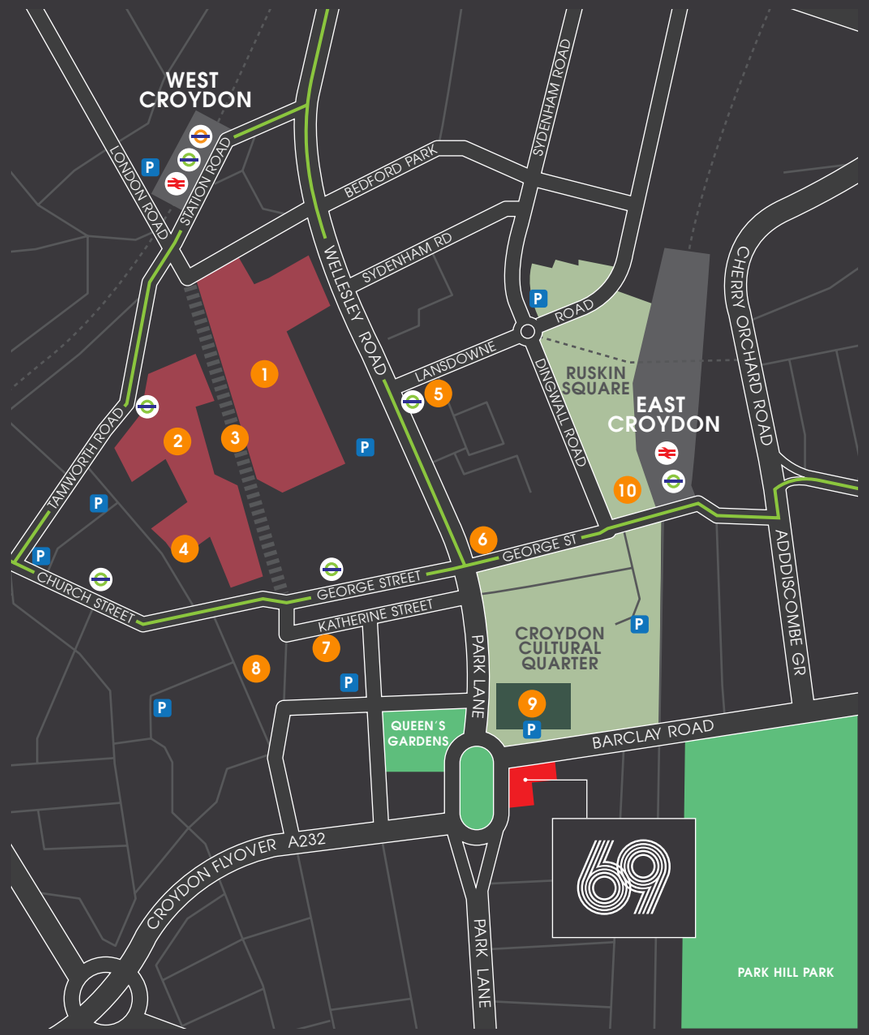






HERE THERE AND EVERYWHERE

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.

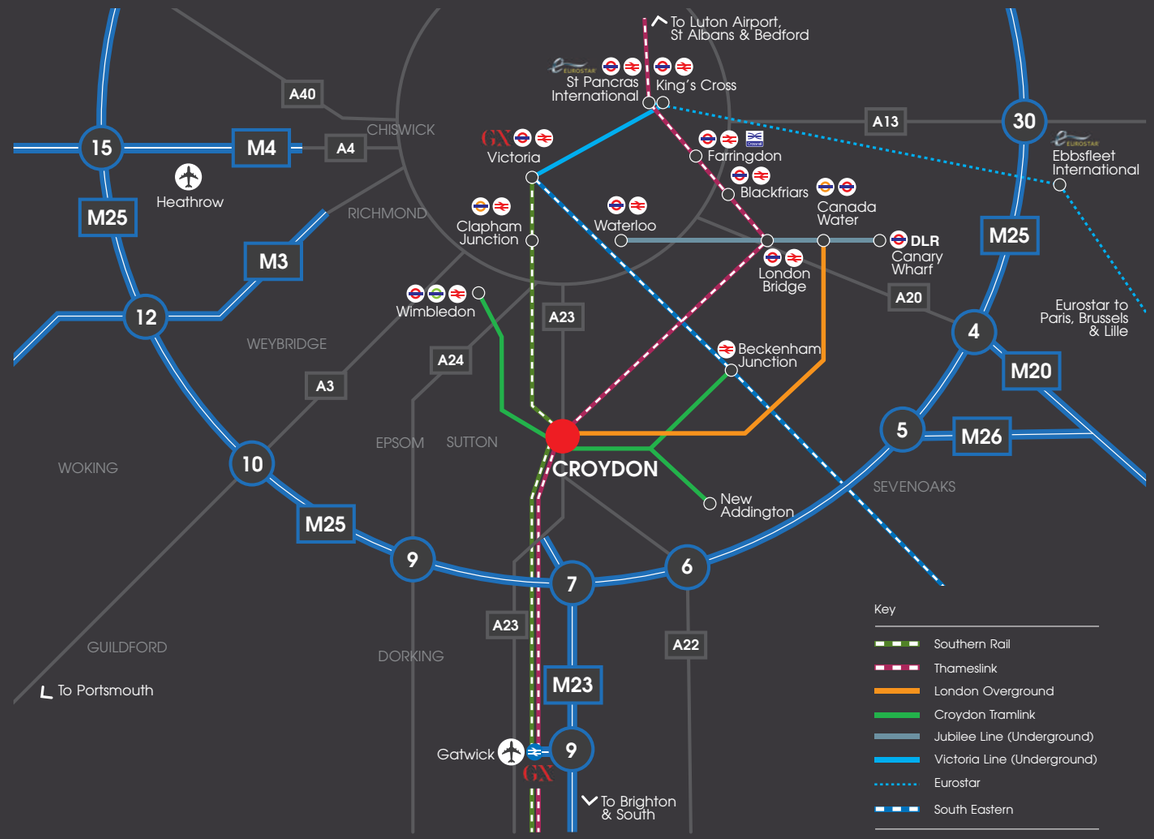
Around 276 trains daily from East Croydon to Gatwick Airport which serves 228 destinations.

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)

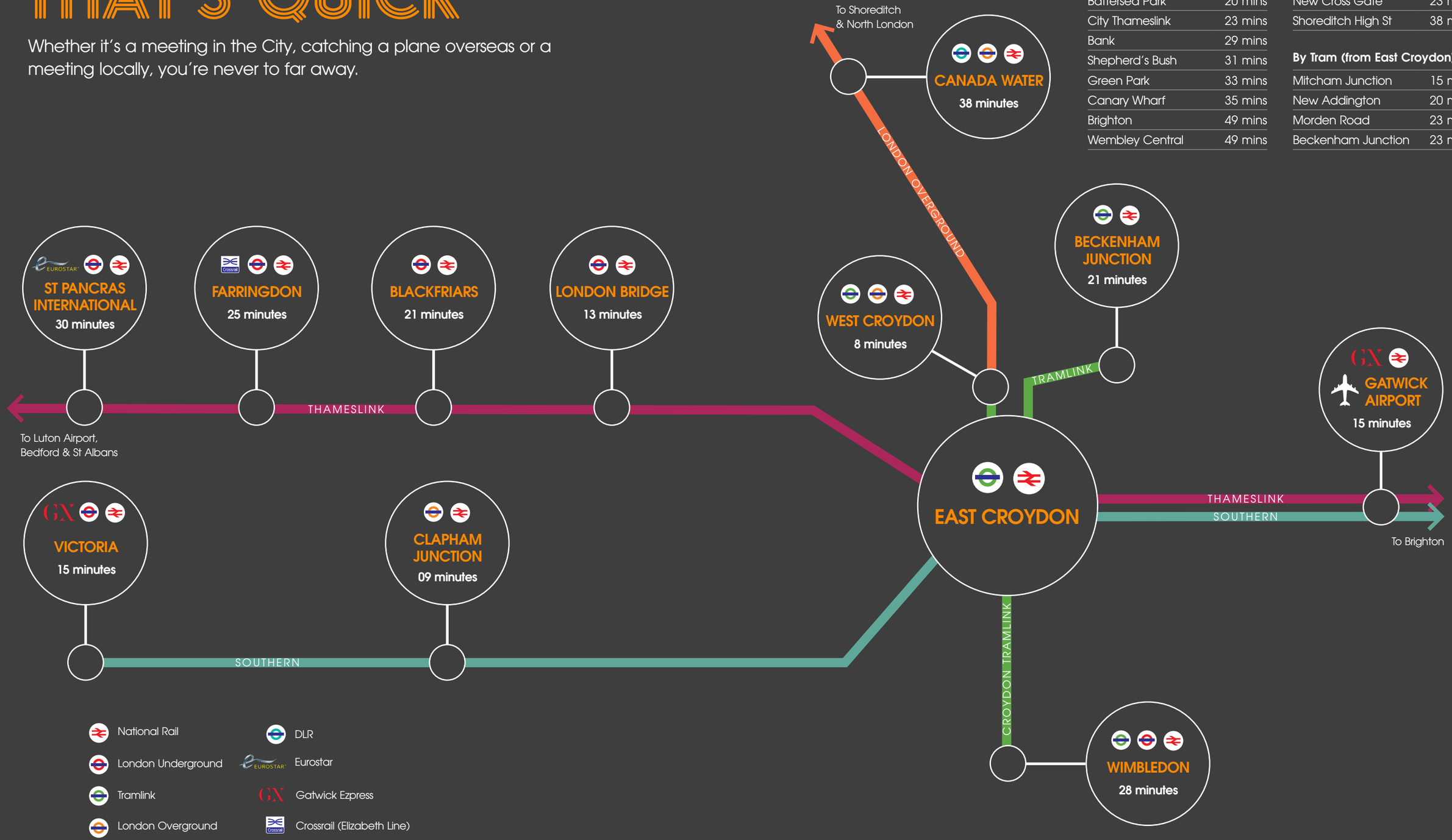
Norwood Junction	05 mins
Redhill	19 mins
Balham	19 mins
Battersea Park	20 mins
City Thameslink	23 mins
Bank	29 mins
Shepherd's Bush	31 mins
Green Park	33 mins
Canary Wharf	35 mins
Brighton	49 mins
Wembley Central	49 mins

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



PARK LANE / CROYDON

69parklane.com

ceg:

Viewing

Stricly by appointment through the joint sole agents.

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Compiled November 2022.