

To Let

Office 17,925 - 215,120 sq ft IPMS3

Building 2, Ruskin Square, Croydon, Greater London, CR0 0XB



Available 2019

Summary

- Building 2 is the 2nd of 5 new offices buildings at Ruskin Square.

- Type: Office
- Tenure: To Let
- Size: 17,925 - 215,120 sq ft IPMS3
- Rent: Available on Request

Highlights

- New business district for Croydon
- Located adjacent to East Croydon Station
- 15 minutes to London Victoria
- 15 minutes to London Bridge
- Central London quality office space
- Large, efficient floor plates

Location

The scheme lies adjacent to the newly refurbished East Croydon Railway station which is one of the busiest transport hubs in London being used by 27 million passengers per year. Connectivity is excellent with fast access to Central London every 5 minutes via London Victoria and London Bridge in 15 minutes and Clapham Junction in 9 minutes. For domestic and international travel, London Gatwick is accessible within 14 minutes and London Heathrow is accessible within 52 minutes.

The tramlink provides an important east/west link with services from Beckenham to Wimbledon and is used by 28 million passengers a year. There is a dedicated tram stop outside Ruskin Square and it is estimated over 85,000 passengers alight here each week.

Availability

Floor / Unit	Description	Sq ft	Availability
12th	Twelfth Floor	17,880	Available
11th	Eleventh Floor	17,930	Available
10th	Tenth Floor	17,930	Available
9th	Ninth Floor	17,930	Available
8th	Eighth Floor	17,935	Available
7th	Seventh Floor	17,935	Available
6th	Sixth Floor	17,935	Available
5th	Fifth Floor	17,925	Available
4th	Fourth Floor	17,925	Available
3rd	Third Floor	17,925	Available
2nd	Second Floor	17,935	Available
1st	First Floor	17,935	Available
Total		215,120	

Specification

- The building will be delivered to Landlord Cat A condition
- Grade A office accommodation
- 3.0m clear floor to ceiling height
- Exposed soffit with architectural metal floating ceiling panels
- 150mm raised floor
- Large open plan floor plates
- The offices will be cooled and heated by a variable speed fan coil system
- Fresh air will be supplied at a constant volume and temperature by central air handling units
- Target BREEAM rating of 'Excellent' and target EPC 'B'

Terms

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Amenities

The scheme is located in Croydon CBD therefore extensive town centre amenities are on the doorstep

Building 2 is adjacent to East Croydon train station

Energy Performance Rating

Available upon request.

Rent

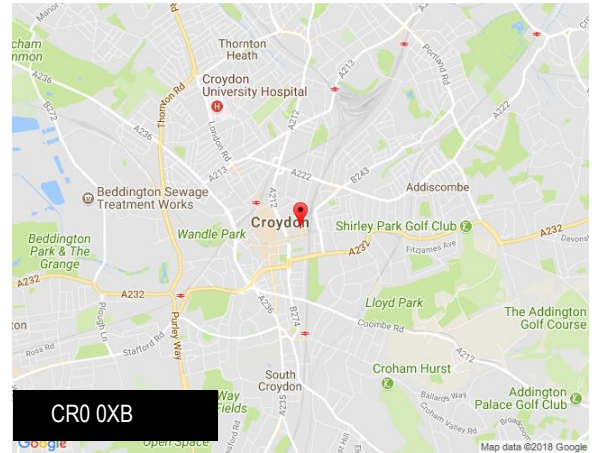
Available on Request

Business Rates

Available on Request

Service Charge

Available on Request



Viewing & Further Information

If you are interested and would like more information please get in touch.

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