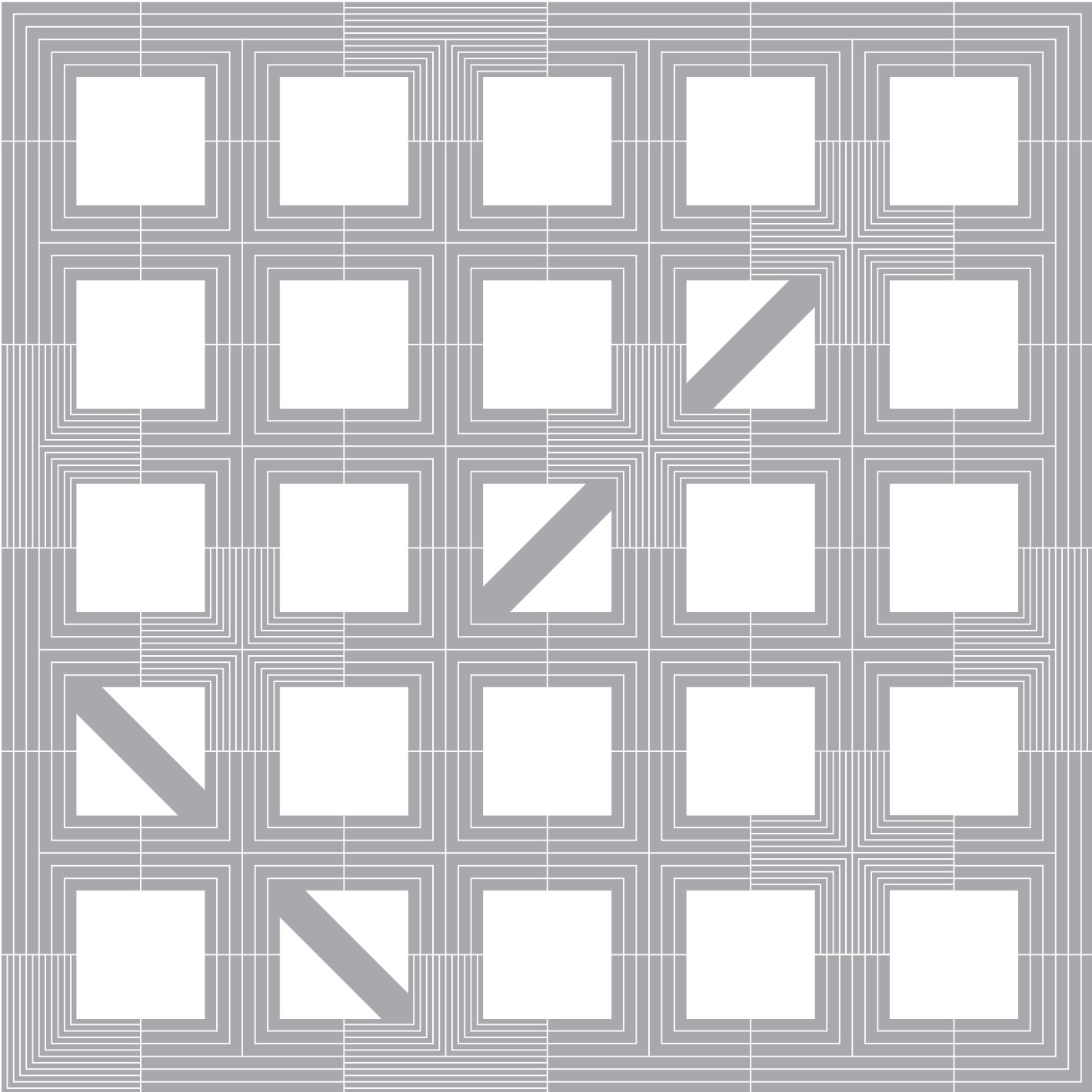


Ruskin Square

Building Two



- 00 Aerial
- 00 Ruskin Square progress
- 00 Scheme overview
- 00 Changing Croydon
- 00 Connectivity
- 00 Local occupiers
- 00 Space to Live
- 00 Space to Work
- 00 Westfield/Hammerson
- 00 Boxpark Croydon
- 00 Second phase offices: Building Two
- 00 Summary specification
- 00 Floorplans
- 00 Architects
- 00 Developer
- 00 Funder
- 00 Project team

WELCOME TO RUSKIN SQUARE. ONE OF LONDON'S MOST SPECTACULAR DEVELOPMENTS – 2 MILLION SQ FT OF OFFICES, SHOPS AND HOMES, BUZZING WITH EXCITEMENT, CONNECTED TO THE WORLD, BALANCING LIFE, WORK AND LEISURE. **TRAIN STATION INCLUDED...**

CGI: Building 2 exterior



BOXPARK*

B5

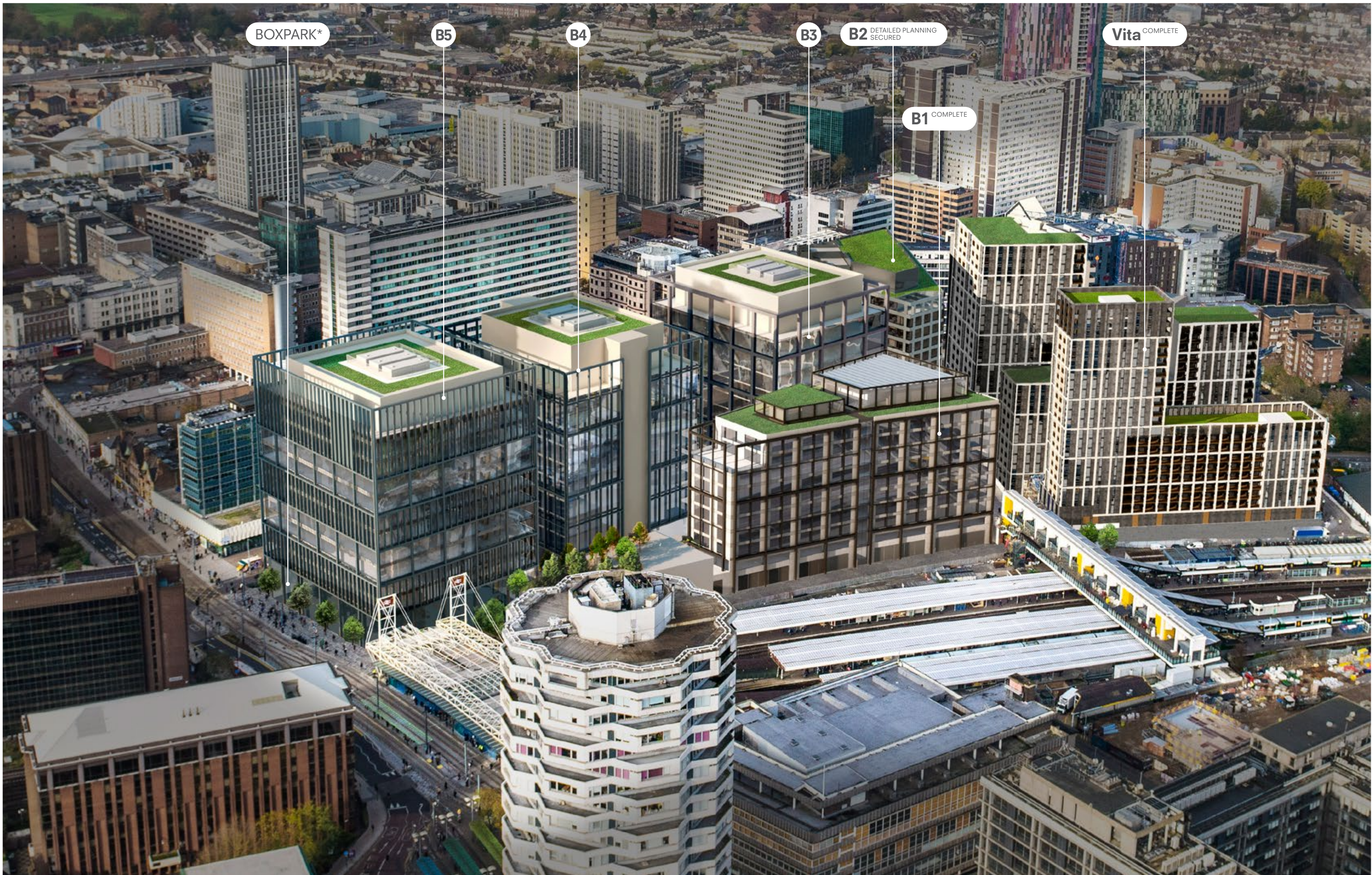
B4

B3

B2 DETAILED PLANNING SECURED

Vita COMPLETE

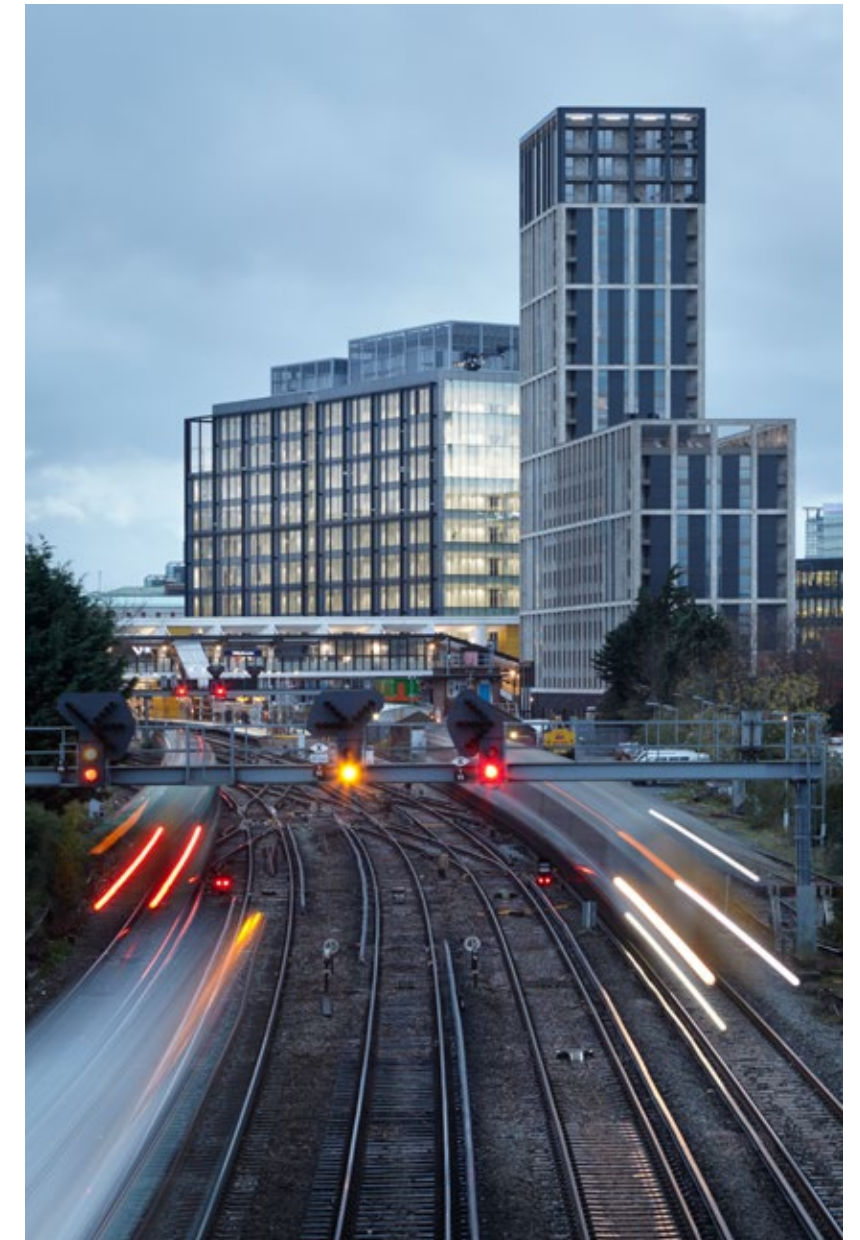
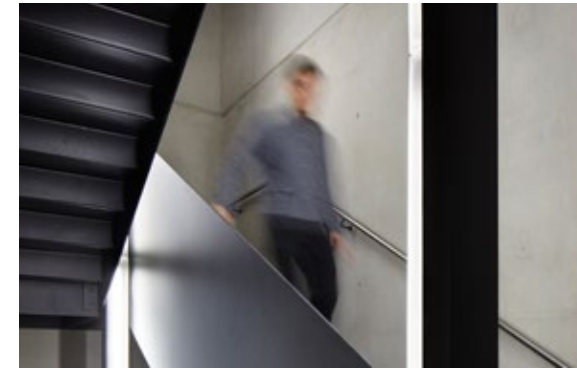
B1 COMPLETE



Ruskin Square progress

Phase one office and residential complete

We're busy creating a brand new quarter in London. Croydon is already one of Europe's largest commercial centres, but the completion of Ruskin Square, with up to 1,250,000 square feet of new, grade A office space, 625 contemporary new homes, retail, cafés and restaurants will take the area to a whole new level. Phase one, with offices designed by shedkm and residential by AHMM, has been delivered and Building Two, designed by make architects is next.





2

Ruskin Square

Scheme overview

The vision for Ruskin Square is to create an exciting new business, residential and leisure quarter within the centre of Croydon. A new place in an established town centre. This new place will be a high quality environment in which people will want to live, work and relax.

It will comprise in total, five Grade A office buildings of between seven and 15 storeys, which will provide up to 1,250,000 sq ft (net) of new accommodation with flexible floor plates and an abundance of natural light together with up to 625 residential units, 100,000 sq ft of retailing, cafes and restaurants all within areas of attractive public realm.

Through this mix and blend of uses, the scheme will be a thriving and vibrant community, well-managed and well-connected to its immediate environs and Central London.

— First class accessibility

A superb town centre location with excellent public transport connections.

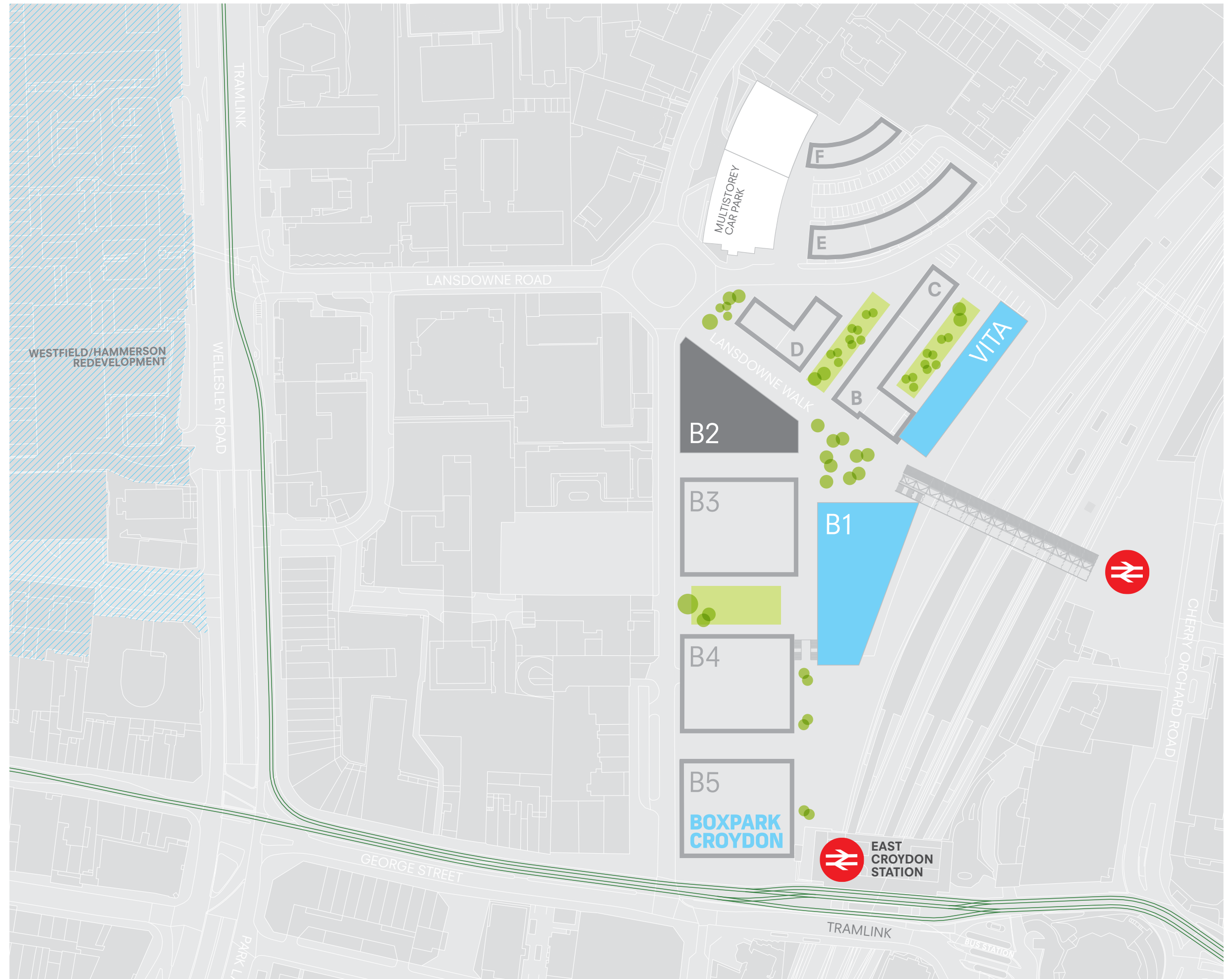
— A high quality, mixed use urban quarter

The scheme has been designed to create a new destination with emphasis on combining a variety of uses and place-making features.

— Strategic regeneration

Ruskin Square will be part of an outstanding regeneration project in the centre of Croydon which will include world class retail, leisure and residential uses.

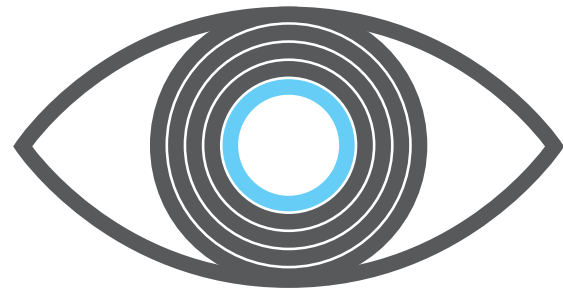
- COMPLETED
- DETAILED CONSENT
- OUTLINE CONSENT



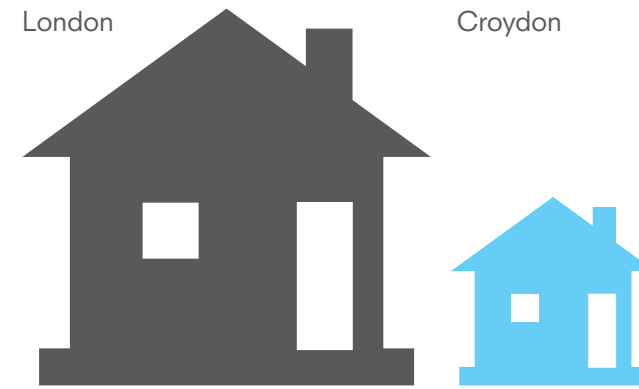
Croydon Vision 2020 is a **£5.7 billion** regeneration initiative.

£5.7 BILLION

Five masterplans are now knitted together into a single dynamic vision, making Croydon a genuine market opportunity for international businesses.



House prices nearly half the London average with 18 schemes expected to deliver private units to market between 2014 and 2018.



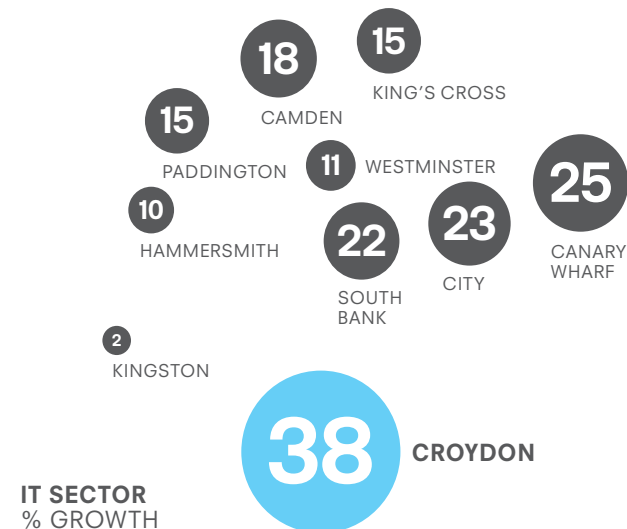
1,320 trains a day stop in East Croydon. The increased number and frequency of train services has turned East Croydon into the **10th busiest station in the UK**.

1,320

Home to **1,560 digital, creative and IT companies**, including industry leaders such as Dotmailer, Pro G and Goal Group.

1,560

Croydon Tech City is London's fastest growing tech cluster, having experienced a **38% growth** in the number of digital, tech and creative companies setting up in the borough since 2011-13.



9,500 residential units are expected to be delivered in the next 5 years within the city centre.

9,500

Croydon has one of the highest numbers of residents with higher education qualifications in the UK – within the **top 5% of all local authority districts**.



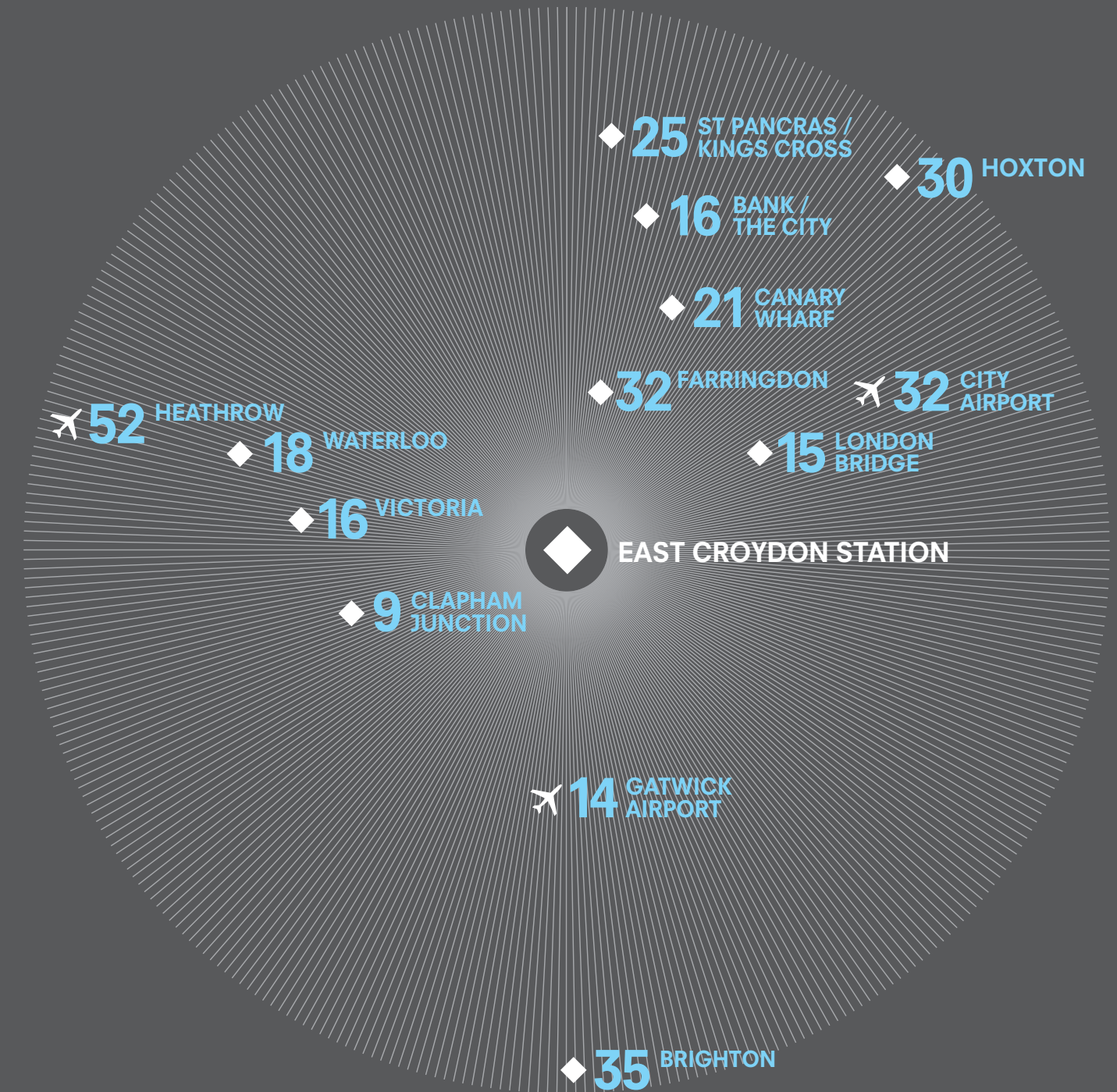
Croydon

The best connections in London

Unlike any other London location, Croydon is able to offer exceptional accessibility by rail, bus and tram. As a result, it provides superb transport links to key destinations in London and the South East.

- It is just 16 minutes to London Victoria from East Croydon with services every five minutes and 15 minutes to London Bridge;
- It is only 14 minutes from East Croydon to Gatwick International Airport with services every 4 minutes;
- East Croydon Station is one of the busiest rail stations in the UK and is used by 24 million passengers a year;
- 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. There are proposals to re-route the tram link up Dingwall Road and down Lansdowne Road to connect East Croydon Station Entrance with Westfield;
- West Croydon has recently been the terminus for the extension of the East London line (overground), linking Croydon directly to Highbury and Islington, Hoxton, Shoreditch, Canada Water.

Looking ahead, Croydon's Thameslink connection is also being improved, with plans to extend it north eastwards to Cambridge and Peterborough, and westwards to Guildford. These works are planned to be up and running by 2018.



SOURCE: WWW.TFL.GOV.UK
ALL TIMES ARE APPROXIMATE.



In good company...

Croydon has attracted a large number of leading multi-national companies in the finance, insurance and engineering sectors. The Public Sector also has a significant presence in the town. In total, more than 9,000 businesses have chosen Croydon as their home.

Attracting the best talent:

- Croydon Town Centre has over 5,600 people working in finance and insurance – the 5th largest cluster in London.
- Over 2,000 people in engineering – the 8th largest cluster in London.
- Croydon is home to a well-educated population. 85% of Croydon residents have an NVQ1 or above qualification. This is 1% higher than London (84%).

MAJOR OCCUPIERS:

1	PENSION PROTECTION FUND
2	ALLIANZ
3	AIG EUROPE LIMITED
4	AECOM
5	EDF
6	CROYDON COUNCIL
7	MOTT MACDONALD
8	NETWORK RAIL
9	AMERICAN EXPRESS
10	SNC LAVALIN
11	ZURICH
12	LIVERPOOL VICTORIA
13	IPC MEDIA
14	GOLDMAN SACHS
15	BODY SHOP



[01]



SPACE TO LIVE



[02]



[05]



[08]



- [01] WANDLE PARK
- [02] CAFÉ CULTURE
- [03] HOODOO'S CAFÉ
- [04] SURREY STREET MARKET
- [05] VIBRANT STREET ART SCENE
- [06] CLOCKTOWER ARTS CENTRE / MUSEUM OF CROYDON
- [07] MATTHEWS YARD - AN ARTS, CULTURAL AND COMMUNITY HUB
- [08] THE BRIT SCHOOL



[03]



[06]



[04]



Of course, there's more to life than work. The redevelopment of the Whitgift and Centrale shopping centres by Westfield and Hammerson into a retail and leisure destination will reposition Croydon as the best place to shop, work and live. Ruskin Square will add to and enhance Croydon's shopping experience, especially as it will be the gateway for people arriving to shop at the Westfield/Hammerson scheme.



[07]



[01]

- [01] BUILDING ONE, RUSKIN SQUARE
- [02] SUPERB CHOICE OF RESTAURANTS NEARBY
- [03] NEWLY BUILT COUNCIL OFFICES
- [04] REMOTE WORKING AT HOODOO'S CAFÉ
- [05] CROYDON'S TRANSPORT HUB
- [06] SUSSEX INNOVATION CENTRE



[03]



[02]



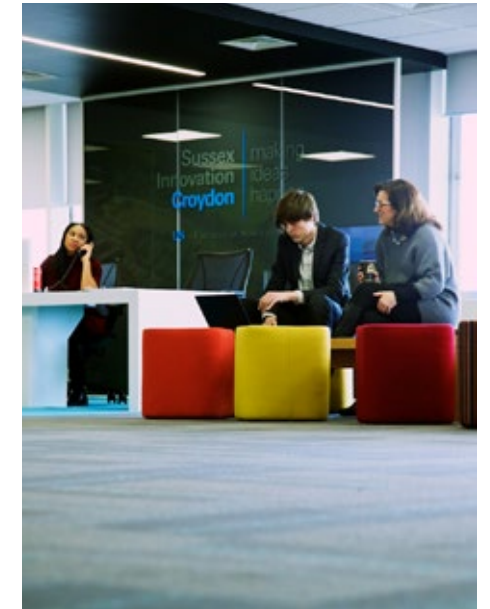
[04]



[05]

Croydon is a great place to do business.

With lower office space costs than Central London, Croydon is one of the Capital's most economic centres. It is the biggest commercial hub for the south coast and London region, which stretches from Hampshire to Kent. Over 9,000 local, national and international businesses thrive here and more than 30 blue chip companies have their regional or national HQs here. In particular, Croydon has a large number of leading multi-national companies in the finance, insurance and engineering sectors.



[06]



SPACE
TO
WORK



Westfield / Hammerson A new retail centre

Croydon is on the cusp of an unprecedented period of regeneration. Over the next 5 years, a series of major development schemes, led by the Westfield/Hammerson redevelopment of the Whitgift Centre, will transform Croydon as a place to work, live and visit.

Westfield/Hammerson will transform the outdated Whitgift and Centrale shopping centres into 1.5 million sq ft of retail and leisure space. This will include a major department store – e.g. John Lewis and M&S – a full range of shops, cinema, bowling alley and restaurants. This £1 billion project will act as a catalyst for the regeneration of the town centre and includes up to 600 new homes.



Boxpark Croydon at Ruskin Square

A new retail destination

Boxpark Croydon opened in phase one of the Ruskin Square development in the summer of 2016. Comprising 80 shipping containers, the focus is on food and beverage but it will also double as a 20,000 sq ft events space.

■ Committed operators to date:

- Fish, Wings & Tings
- Lazeez
- The Athenian
- The Coffee Co. of Tooting
- Hopt
- Boxbar
- Arancina
- Bao Bao

Further details: www.boxpark.co.uk



Building Two

Second phase of offices
retail and restaurants

Construction at Schroder UK Real Estate Fund and development partner Stanhope's £500 million scheme is already well underway, transforming the site into one of London's most spectacular developments. Detailed planning consent has been granted for the second office building at Ruskin Square, designed by renowned architectural practice, Make Architects.



CGI: Building 2 exterior







Building Two

Proposed office specification (TBC)

Structural grid

9 x 10.5m

Loadings

Office areas (office + partition)
3.5 + 1.0kN/m².

Floor to ceiling heights

3m clear height to underside of beam
(3.7m clear height to soffit of slab).

Raised floors

150mm gross raised floor depth.

Ceilings

Exposed soffit with architectural
metal floating ceiling panels.

Planning module

1.5m planning module.

Occupational densities

Based upon people per sq m of net office
area (NIA) occupational densities shall be
as follows (assuming diversity):

General Office	1:8
General W.C. Provision	1:8
General Male:Female Ratio	50:60
Air conditioning	1:8
Fire escape	1:6

Small Power

Office Floors 15W/m²+10W/m²
(future capacity).

Illumination Levels

Offices 250 — 350 lux.

Lifts

Destination control/Hall Call.
5 Passenger lifts including goods and
firefighting lift provision.

Offices Mechanical Plant

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
(AHU) at roof level (to be determined).

Environmental

Target BREEAM rating of 'Excellent'
and target EPC 'B'.

Servicing/Cars

Loading bay at grade.
Car parking available in adjacent
multi-storey car park, 1:5,000.

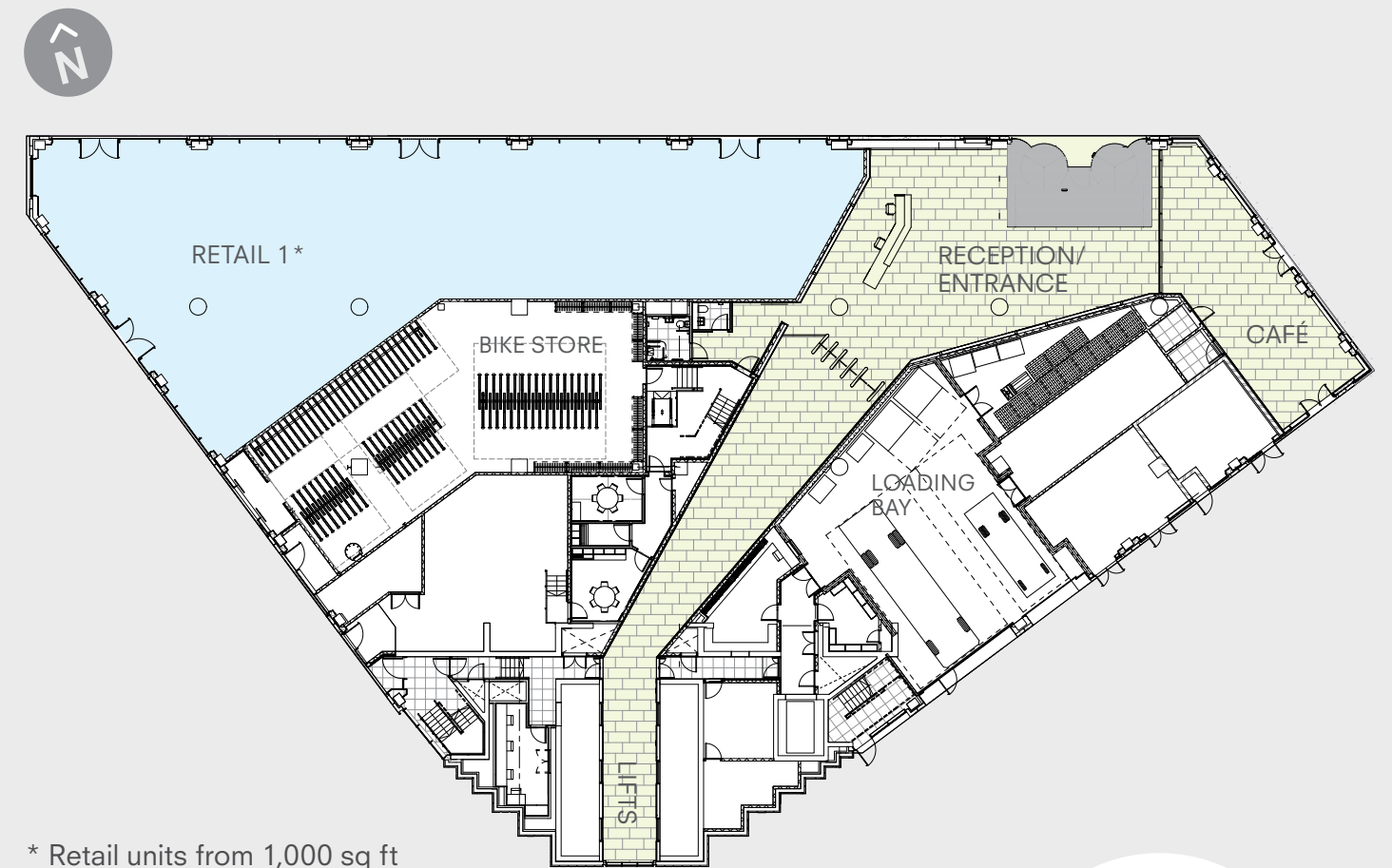
Façade

Façade solution will be based on glazed
curtain walling.

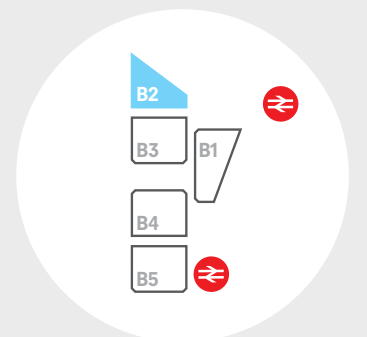
Floor plans

Ground floor

IPMS	SQ FT	SQ M
12 — TERRACE	790	73
12	17,880	1,661
11	17,930	1,666
10	17,930	1,666
9	17,930	1,666
8	17,935	1,666
7	17,935	1,666
6	17,935	1,666
5	17,925	1,665
4	17,925	1,665
3	17,925	1,665
2	17,935	1,666
1	17,935	1,666
G — Retail 1*	5,165	480
G — Café	915	85
TOTAL	221,200	20,550
TOTAL (OFFICE)	215,120	19,985



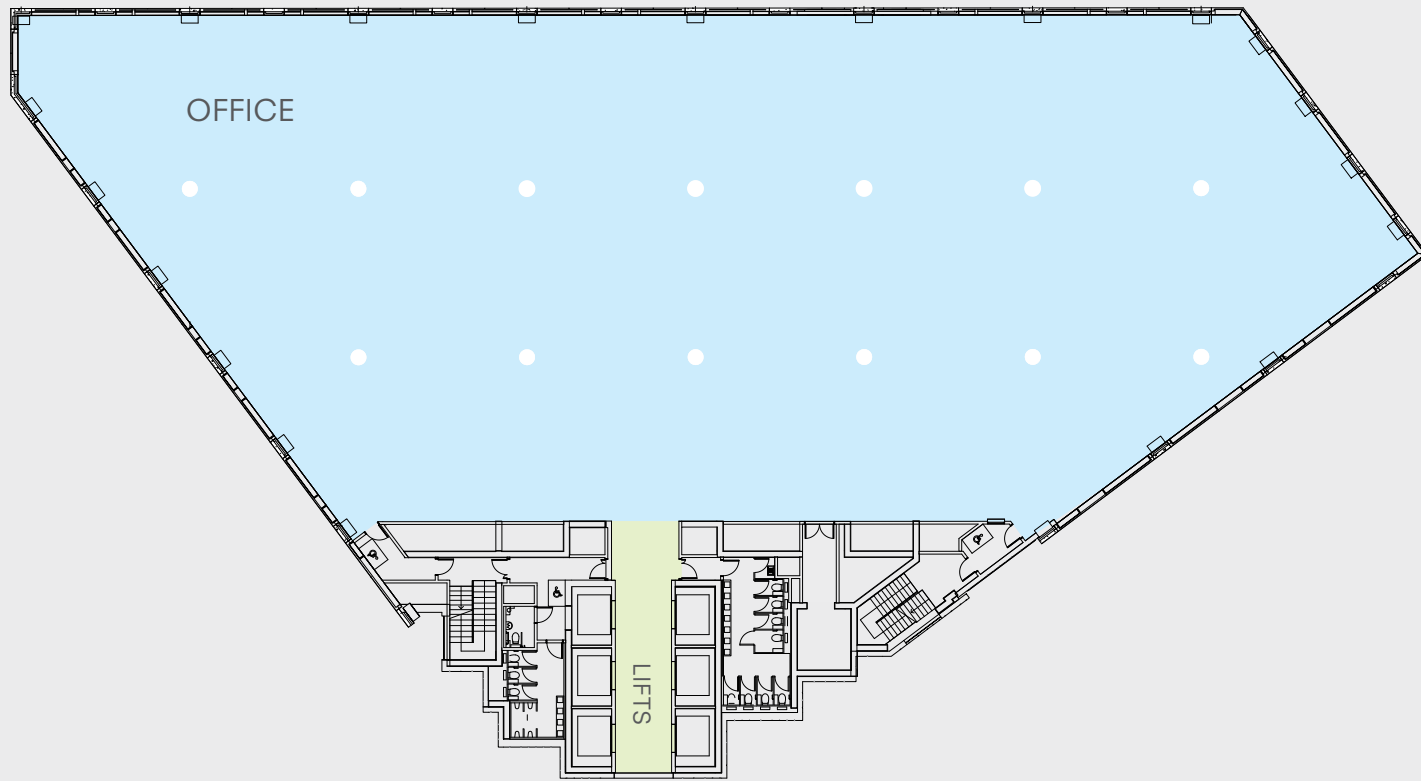
* Retail units from 1,000 sq ft



Floor plans

Typical upper

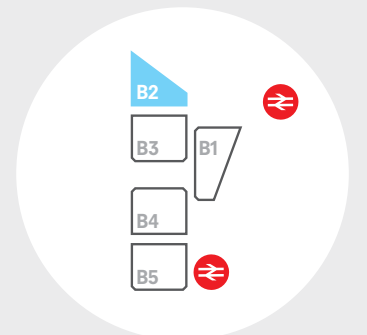
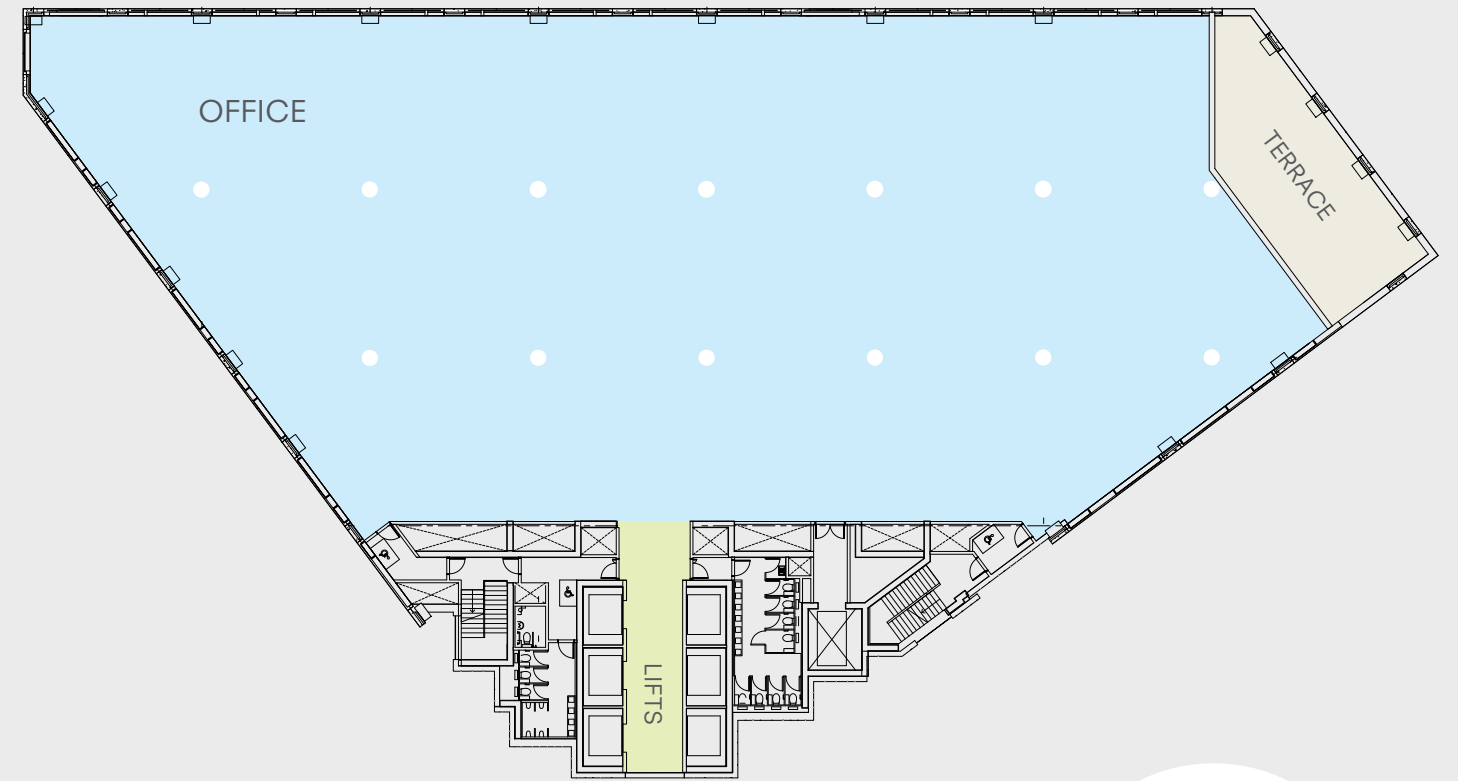
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6	17,935	1,666
5	17,925	1,665
4	17,925	1,665
3	17,925	1,665
2	17,935	1,666
1	17,935	1,666
G — Retail 1*	5,165	480
G — Café	915	85
TOTAL	221,200	20,550
TOTAL (OFFICE)	215,120	19,985



Floor plans

Twelfth floor and roof terrace

IPMS	SQ FT	SQ M
12 — TERRACE	790	73
12	17,880	1,661
11	17,930	1,666
10	17,930	1,666
9	17,930	1,666
8	17,935	1,666
7	17,935	1,666
6	17,935	1,666
5	17,925	1,665
4	17,925	1,665
3	17,925	1,665
2	17,935	1,666
1	17,935	1,666
G — Retail 1*	5,165	480
G — Café	915	85
TOTAL	221,200	20,550
TOTAL (OFFICE)	215,120	19,985



Architecture — office
Make architects

Make is an award-winning international architectural practice with a reputation for challenging convention and pursuing design excellence. The practice was founded by Ken Shuttleworth in 2004, since when they've worked on more than 1,300 projects worldwide covering a wide range of sectors. They work closely with clients to produce bespoke, design-led solutions, and create optimal architecture that sets new standards and stands the test of time.



Architecture — residential
Allford Hall Monaghan Morris

AHMM make buildings that are satisfying and enjoyable to use, beautiful to look at and easy to understand. We believe in making places, as well as buildings, that work over time and have lasting qualities intrinsic to their architecture. We innovate because we know that innovation is as much about finding simpler ways of doing things better as it is about finding new things to do.





[01]



[02]

[01] LIME STREET, LONDON
[02] CENTRAL ST. GILES, LONDON
[03] PATERNOSTER SQUARE, LONDON
[04] TELEVISION CENTRE, LONDON



[03]

Developer Stanhope

Stanhope creates and delivers major commercial and mixed use developments in London and the South East. The company is known for the quality of its research, for driving excellent design and for innovative responses to occupier requirements. Stanhope has over 30 years experience as developer, development partner and development manager.

During this time it has been wholly or jointly responsible for the delivery of commercial projects in excess of £20bn of commercial value. Recent projects include Chiswick Park, Central Saint Giles, Eagle Place and AirW1, as well as headquarter offices for ING, NM Rothschild and BSKyB.



[04]

Funder
Schroders

Schroders manages £319.5 billion, as at 31 March 2015, on behalf of institutional and retail investors, financial institutions and high net worth clients from around the world, invested in a broad range of asset classes across equities, fixed income, multi-asset and alternatives.

Schroders has managed property funds since 1971, with over £11.0 billion of gross property assets under management at 31 March 2015. With a range of diversified and sector focused property funds, investors can choose between single country funds, regional funds and a global solution.

[01]



[02]



[03]

[01] CHISWICK PARK, LONDON
[02] MERMAID QUAY, CARDIFF
[03] STRATTON HOUSE, LONDON

Ruskin Square
Project team

Funder

Stanhope

Developer / Development Manager

Stanhope

Architect — Building Two, Office

make architects

Architect — Building One, Office

shedkm

Architect — Residential

Allford Hall Monaghan Morris

Landscape/public realm Architect

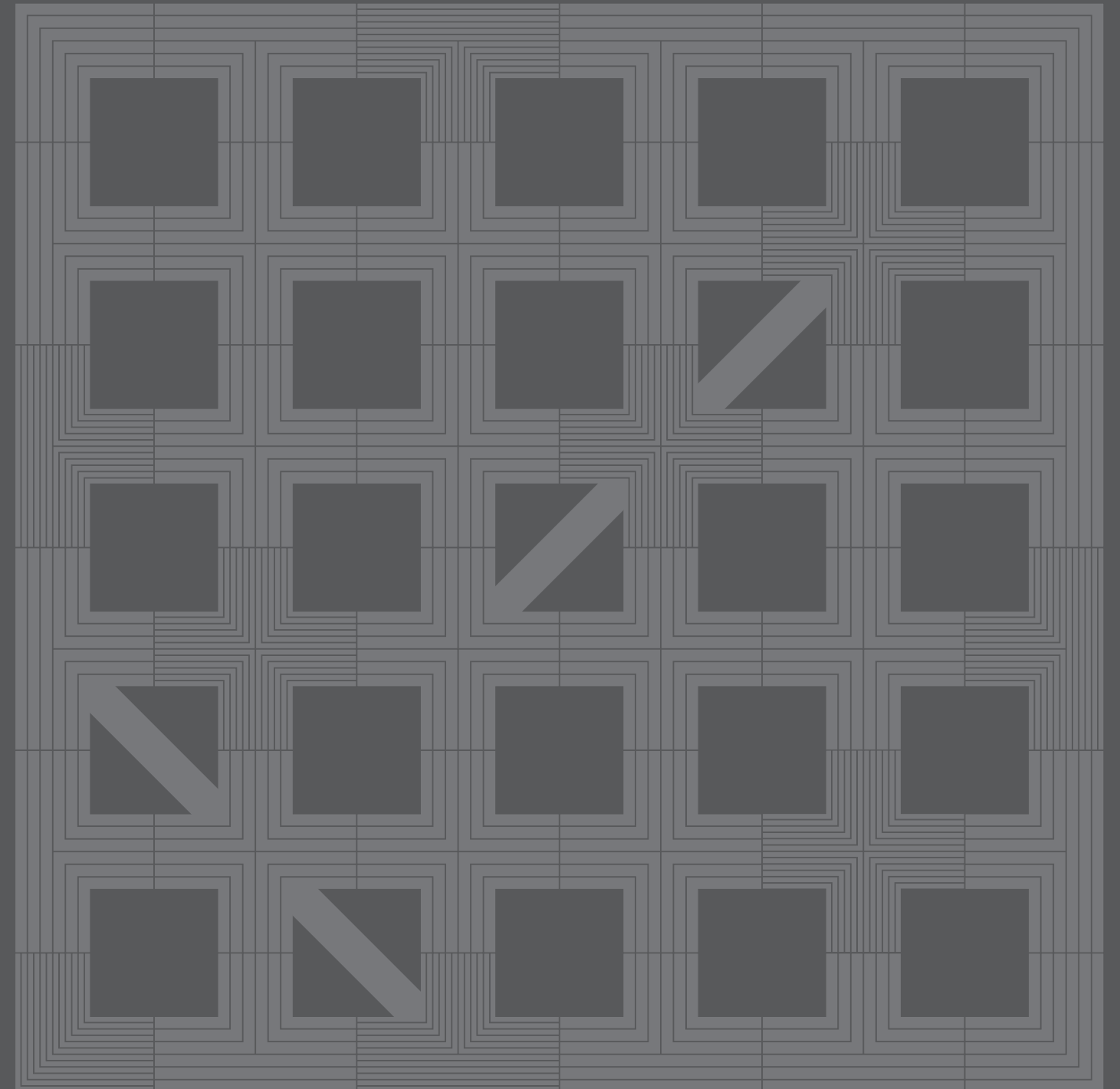
Muf / Jo Gibbons

Leasing agents

Savills / JLL

April 2017

These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract.



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