



SOUTHERN
HOUSE
CROYDON

5,000—100,000 sq ft
Landmark Offices To Let



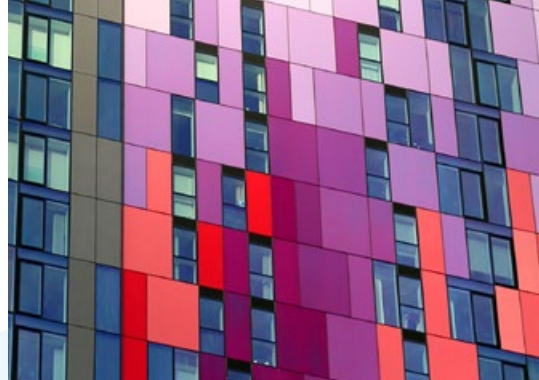
Landmark offices

Southern House is a 200,000 sq ft, 17 storey office building with 146 parking spaces.

It is situated between Lansdowne Road and George Street, with easy pedestrian access to East Croydon station via the newly created footbridge off Dingwall Road, and also from George Street.

The large open plan floors offer panoramic views of Croydon and the surrounding countryside.





Croydon is changing

Southern House is right at the heart of East Croydon and close to a number of transformational projects.

Boxpark has revolutionised the food and drink offering in town. Eighty shipping containers provide a home to a huge range of pop-up restaurants, bars and cafes within a 3 minute walk from Southern House.

To the east of Southern House, Ruskin Square Building 1 is home to HMRC and Building 2 will complete in 2023 having been pre-let to the Home Office. The scheme will ultimately comprise 1.25m sq ft of offices, 625 residential units and 100,000 sq ft of retail, restaurant and leisure space, changing the landscape around East Croydon station.

East Croydon Station is itself due to be reconfigured by Network Rail increasing the number of platforms from six to eight, which will increase capacity for more trains and improve passenger facilities.



Croydon is fast becoming an established residential location within London, with a number of significant schemes recently completed or now on site.

To the south, Ten Degrees - Croydon's tallest building and the world's tallest modular building at 44 storeys - provides a new premium living experience in the heart of Croydon offering 546 brand new apartments with a range of amenities such as roof terraces and tenant gyms.

To the south west, the Queen's Quarter development designed by Stirling-prize winning architects is well progressed and will comprise 513 new homes as well as revitalising The Queen's Gardens. The adjacent Queen's Square scheme will see the Nestle tower converted to 290 new homes with further redevelopment to provide a new town square.

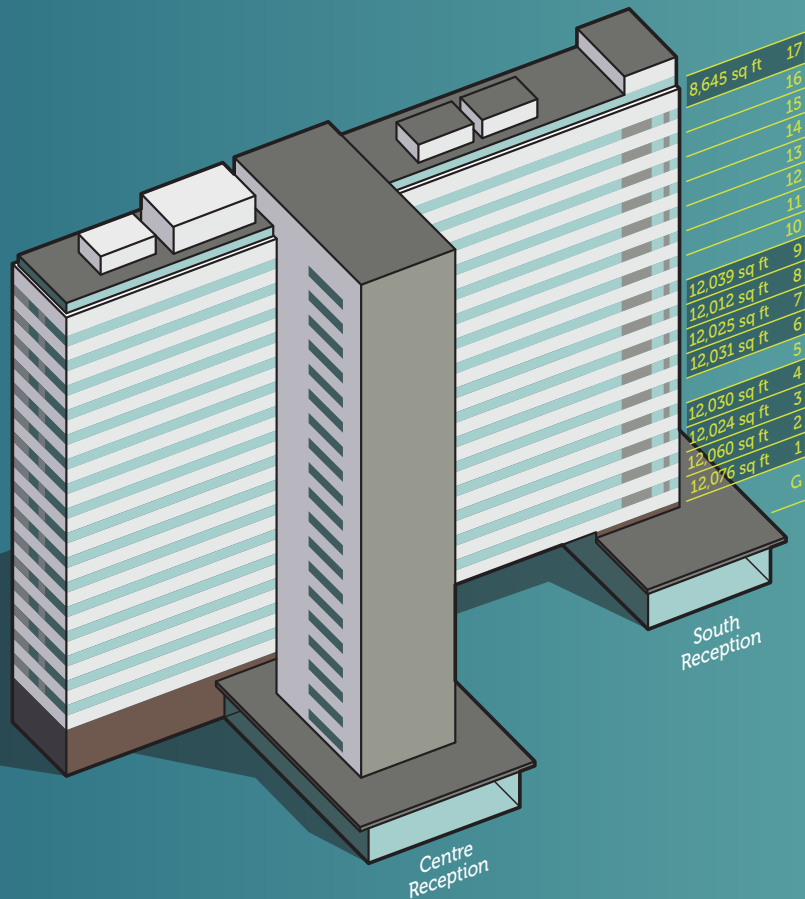


Newly
refurbished

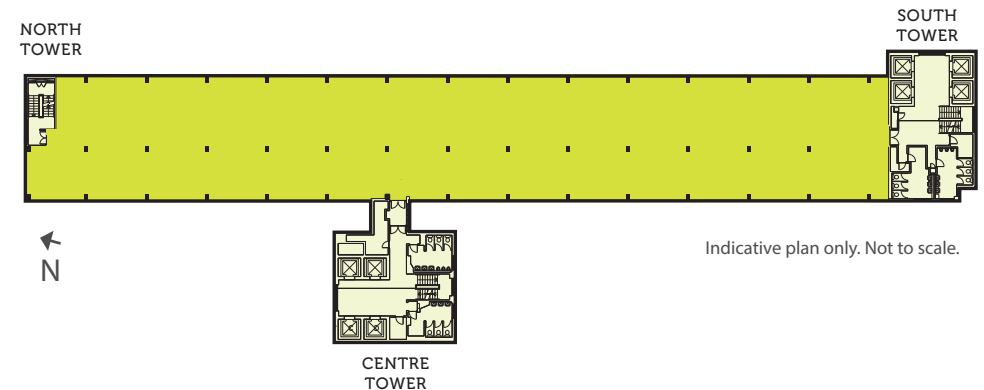


[View online video tour](#)

Floors of approximately
12,000 sq ft



Typical Floor Plan



Current Availability

Floor	Area (IPMS3)	Parking spaces
17	8,645 sq ft	7
9	12,039 sq ft	9
8	12,012 sq ft	9
7	12,025 sq ft	9
6	12,031 sq ft	9
4	12,030 sq ft	9
3	12,024 sq ft	9
2	12,060 sq ft	9
1	12,076 sq ft	9
Total	104,942 sq ft	

Newly Refurbished Specification

- Air conditioning
- Metal tiled suspended ceiling with LED lighting
- 8 x eight person passenger lifts
- Car parking ratio at 1:1,328 sq ft, additional parking spaces available by separate arrangement
- EPC – D
- Two refurbished reception areas
- Hyperoptic high-speed fibre broadband on each floor with flexible terms available
- On-site café
- Male & female WC's on each floor
- Showers & cycle parking
- Extensive landscaping works to enhance arrival experience now complete
- Ancillary storage



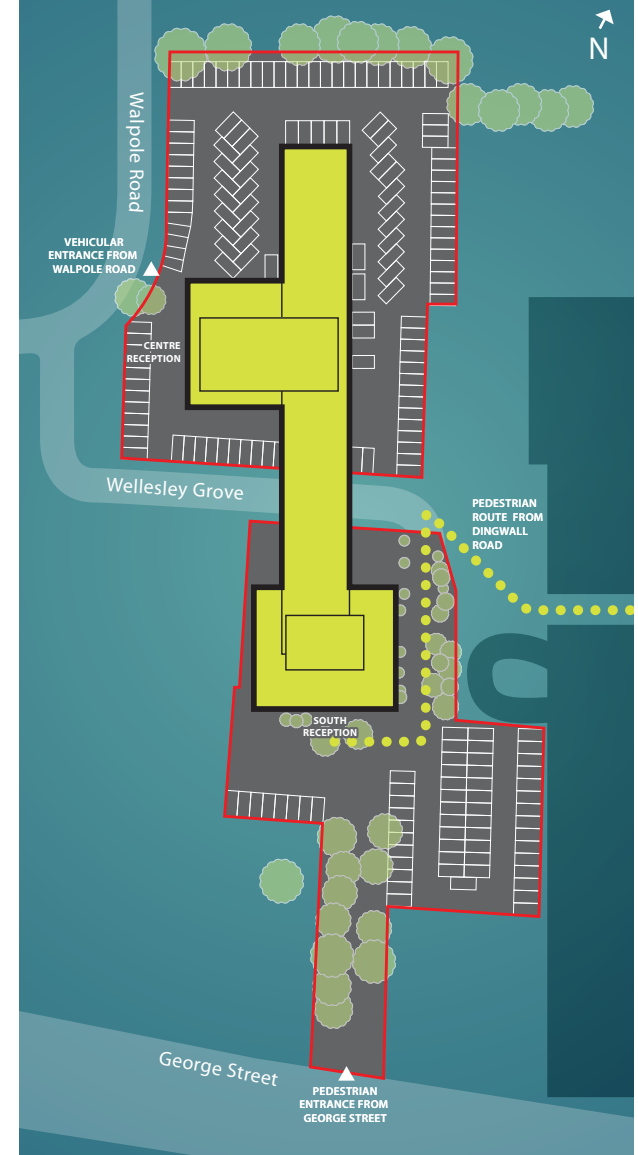
The train links from East Croydon station are unrivalled, taking just 16 minutes to London Victoria and 12 minutes to London Bridge with a service every 5 minutes. In addition Gatwick Airport is only 14 minutes to the south with a service every 8 minutes.

West Croydon is now the terminus for the extension of the East London Line (Overground which leads Croydon into London's underground system).

The successful Tramlink provides an east-west link between Beckenham and Wimbledon with services connecting to seven national rail stations and the underground network.


Superb local and regional connections





Central location

Key

- Pedestrian Route
- Vehicular Route
-  Tram Stop

Positioned between the proposed Westfield/Hammerson and Ruskin Square developments, and with a two minute walk to East Croydon Station, Southern House enjoys an enviably central location.



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