



**CORINTHIAN
HOUSE**

REMODELLED OFFICES

560 SQ FT TO 15,200 SQ FT

CORINTHIANHOUSE

TO LET
REFURBISHED
HIGH QUALITY
OFFICES SUITES
FROM 560 SQ. FT.
TO 15,200 SQ. FT.

LANSDOWNE ROAD CROYDON CR0 2BX

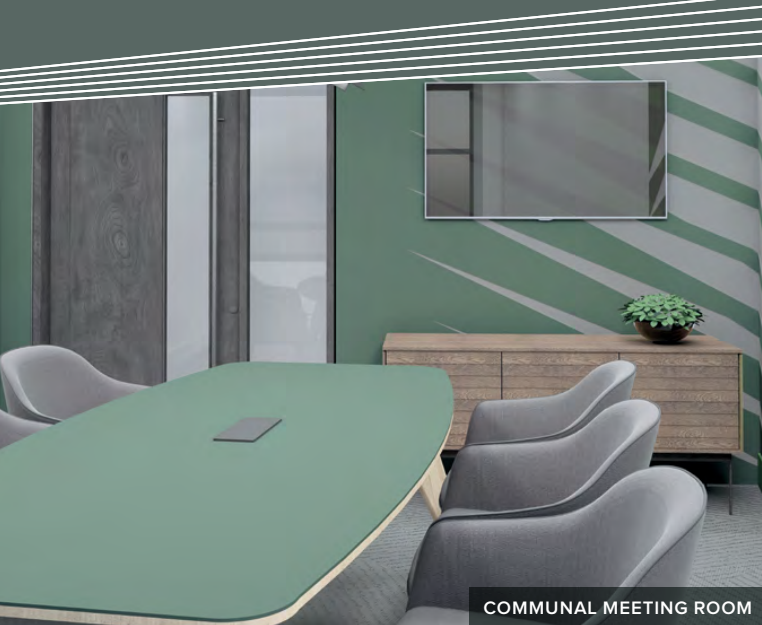
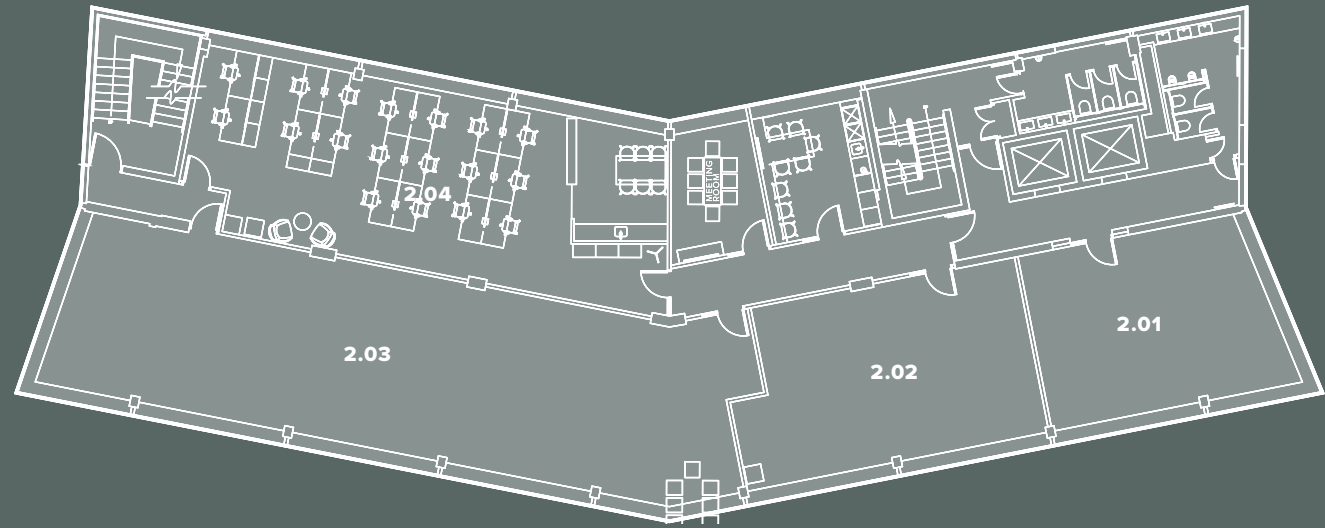
CORINTHIANCROYDON.CO.UK

FLEXIBLE LEASE

CORINTHIAN HUB

In order to deliver a range of space options and meet the demand from companies for small, high quality suites, McKay is creating a floor of smaller offices to complement the existing offering at Corinthian House, either furnished or unfurnished, with the benefit of communal kitchen and meeting room facilities. A short form lease is available to make occupation more straight forward.

Unit	Sq Ft
2.01	560
2.02	678
2.03	1,636
2.04	1,130



COMMUNAL MEETING ROOM



COMMUNAL KITCHEN

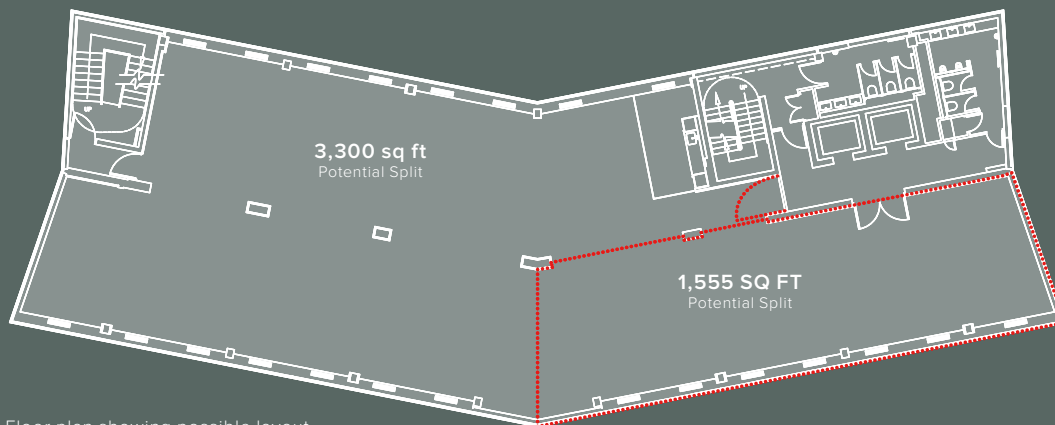


UNIT 2.04 FURNISHED



CORINTHIAN HOUSE

CONVENTIONAL LEASE



Floor plan showing possible layout to create two self-contained office suites

SPECIFICATION

- + Remodelled reception
- + Two new 13-person passenger lifts
- + Refurbished common parts
- + On-site parking
- + High speed fibre connections
- + Excellent natural light from all elevations
- + New metal tiled suspended ceilings

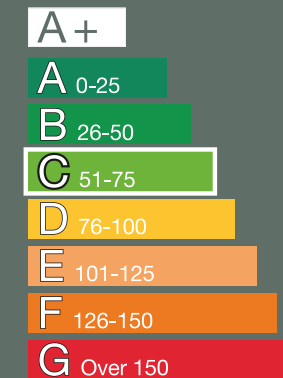
ENERGY-EFFICIENT & HIGH COMFORT ENVIRONMENT PROVIDED BY:

- + New air conditioning
- + New LED lighting
- + High quality kitchenettes
- + New secondary glazing with blinds
- + New perimeter trunking
- + New carpet tiles
- + EPC rating C
- + zero-carbon renewable electricity

TERMS

Available upon request from the landlord

Improvements in the EPC as a result of the refurbishment



Less energy efficient
Further details upon request.



LOCATION

CROYDON AT A TURNING POINT

Corinthian House occupies a prime position opposite the new entrance to East Croydon Station, within 200m of the platforms.

West Croydon station, with its East London Line Overground links, and the Tramlink light railway, is a few minutes walk away.

In addition, the retail, food and leisure amenities of this vibrant town centre, which is undergoing an unprecedented level of investment and development, are close by.

Key amongst this is The Croydon Partnership's proposed £1.4 billion redevelopment of the Whitgift Shopping Centre by Westfield and Hammerson which will be anchored by a new 165,000 sq ft co-located John Lewis department store and Waitrose supermarket.

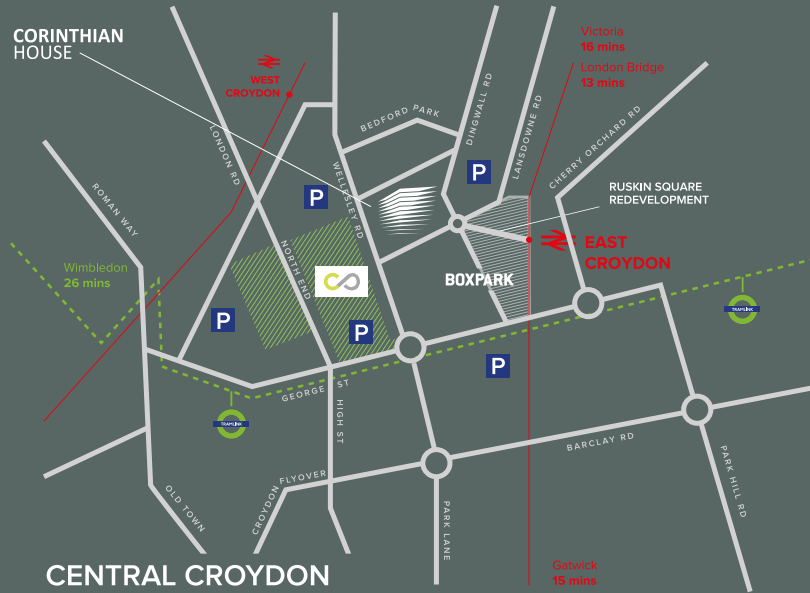
Corinthian House, positioned mid-way between the town's new retail offer and East Croydon station is ideally located, offering businesses all the benefits of connectivity to Central London (within 20 minutes), at a competitive cost, with staff amenities on the doorstep.

Park Hill Park is 0.6 miles away (approx. 10-12 mins walk) and offers open green space, picnic areas and tennis courts.

Totalling 45,000 sq ft, Corinthian House is undergoing the latest phase of continued investment by the landlord McKay Securities Plc. This will provide upgraded infrastructure including refurbished WCs and remodelled reception for the benefit of all tenants.

We take great pride in creating environments where our occupiers can realise their ambitions and grow their business in a long term partnership.

LOCATION CR0 2BX

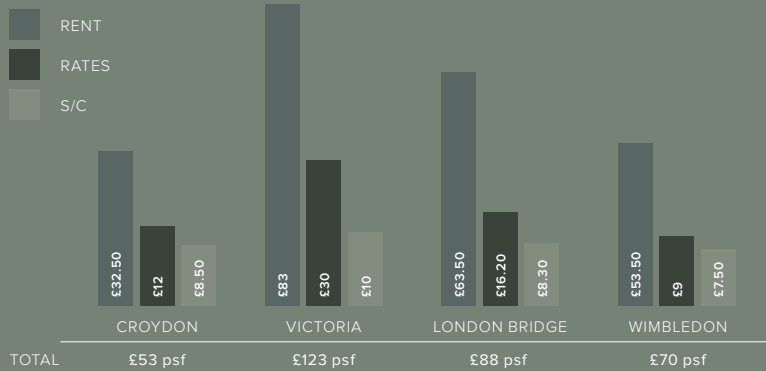


NATIONAL / INTERNATIONAL



INDICATIVE COST COMPARISON

TRAVELLING TIMES FROM EAST CROYDON & WEST CROYDON



Clapham Junction	Rail	9 mins	M25 J7 / M23 J8	Road	11 miles
Victoria	Rail	16 mins	Canary Wharf	Rail/Tube	35 mins
Waterloo	Rail	28 mins	Wimbledon	Tram	26 mins
Gatwick	Rail	15 mins	London Bridge	Rail/Tube	21 mins
London Bridge	Rail	13 mins	Canada Water	Tube	30 mins

Source: National Rail, London Underground, Automobile Association

VIEWING

Please contact the joint sole agents.

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Owned & managed by McKay Securities Plc



Important notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.