

# NEWLY REFURBISHED EAST CROYDON OFFICES

AVAILABLE FROM 861 TO 28,981 SQ FT

A M P

H O U S E

[amphouse-croydon.co.uk](http://amphouse-croydon.co.uk)

DINGWALL ROAD, CROYDON, CR0 2LX



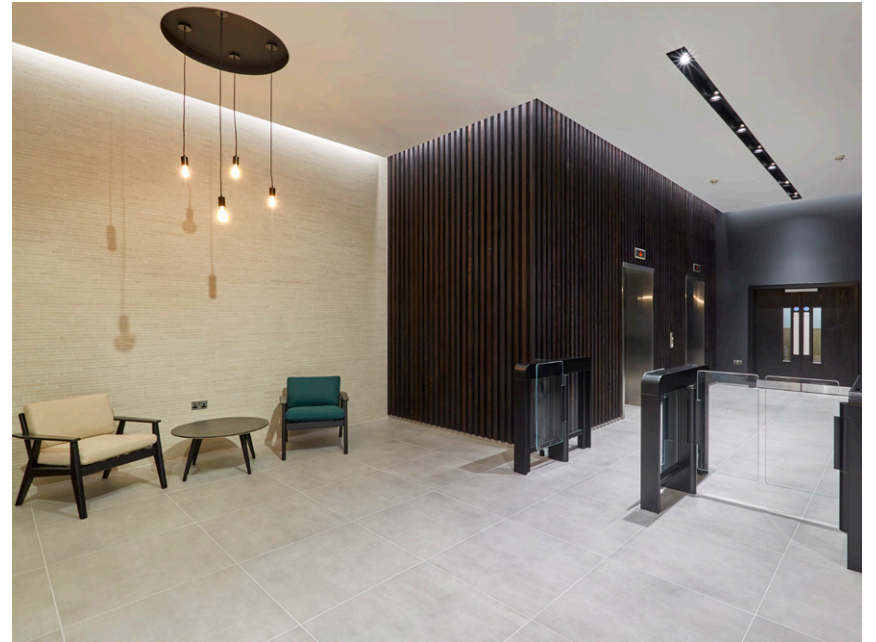
# A PROMINENT LANDMARK

AMP House is a landmark Croydon building prominently located at the junction of Dingwall Road and George Street, directly opposite BoxPark and East Croydon Station.

Undergoing refurbishment to include new building reception, new secure bike store, new shower and WC facilities and a range of refurbished floors.

# A WARM WELCOME

The newly refurbished building reception provides a modern and professional entrance with a concierge and visitor seating.



# IT'S ALL IN THE DETAIL

AMP House provides occupiers with high quality refurbished accommodation and a range of building amenities.

## Specification ↓



Air conditioning



New LED lighting



Newly refurbished & extended reception area with concierge



Refurbished WCs



New showers



4 passenger lifts



Secure parking (1:1,000 sq ft)



4 EV charging points

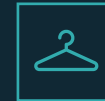


Target EPC B

## Phase 2 (proposed) ↓



New secure cycle store



New lockers & changing facilities



Refurbished common areas

# FLEXIBILITY TO SUIT YOUR NEEDS

AMP House offers a range of refurbished spaces from 861 sq ft up to wings of 6,500 sq ft and floors of 10,000 sq ft.

Corporate and creative finishes are available either as open plan Cat A or fitted Cat A+, ready for occupation.

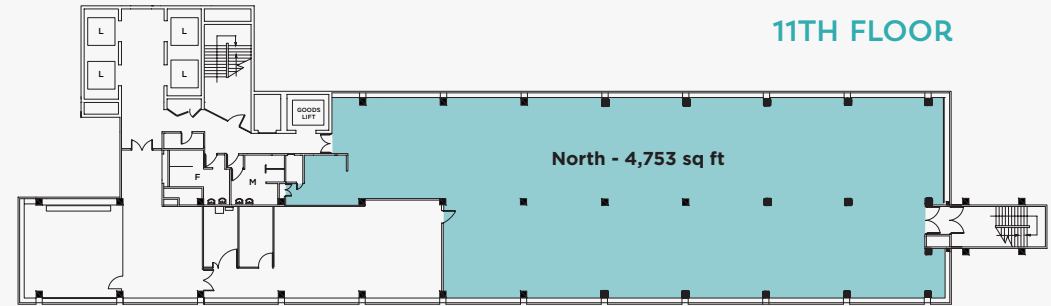
Floor	sq ft	sq m	Available
11 - North	4,753	441.56	Subject to refurbishment
10 - South	861	79.99	Subject to refurbishment
10 - North	6,860	637.30	Subject to refurbishment
3 - North	6,555	608.90	Immediately
2 - North	6,196	575.62	Subject to refurbishment
2 - South	3,756	348.94	Subject to refurbishment
<b>Total</b>	<b>28,981</b>	<b>2,692.31</b>	

(All areas IPMS3 approx.)

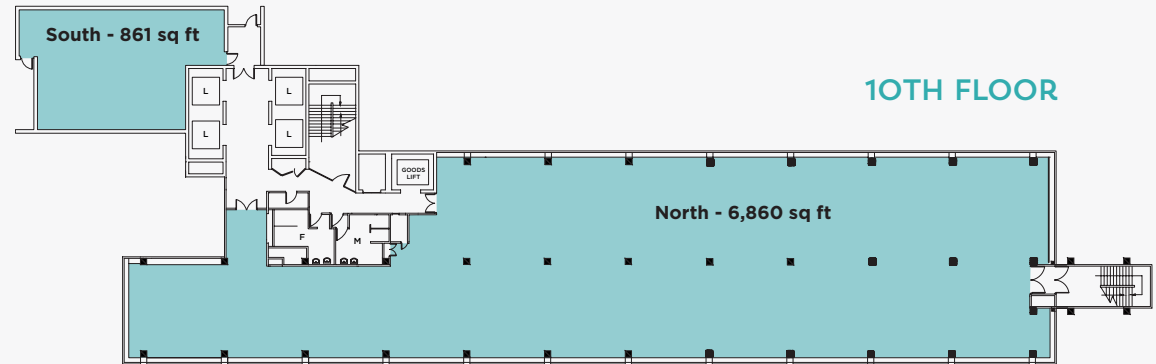


## TYPICAL FLOOR PLANS

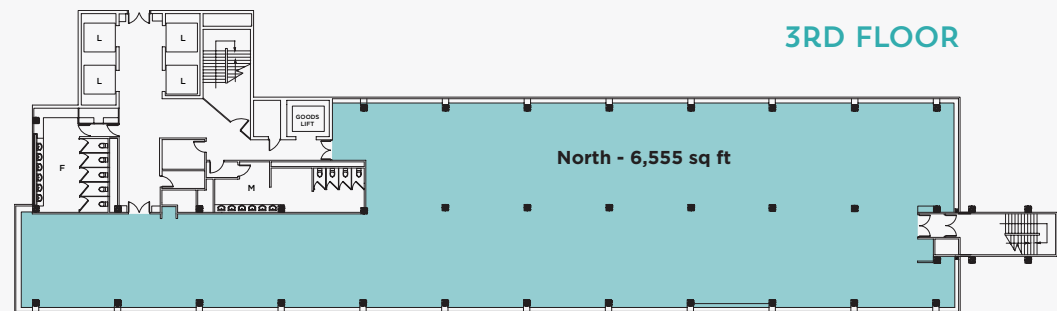
### 11TH FLOOR



### 10TH FLOOR



### 3RD FLOOR



Not to scale. For indicative purposes only.

# A CENTRE FOR GROWTH



## RETAIL AND LEISURE

- 1 BoxPark
- 2 Pret
- 3 Caffé Nero
- 4 Nandos
- 5 Starbucks
- 6 Starbucks
- 7 Fern
- 8 Amazon Fresh
- 9 McDonald's
- 11 Gym Group
- 10 Sainsbury's Local
- 12 Leonardo Hotel
- 13 Premier Inn
- 14 East Croydon Station:  
Burger King, Costa,  
Nero Express, Upper Crust
- 15 Whitgift Shopping Centre
- 16 Centrale Shopping Centre

## LOCAL OCCUPIERS

- 1 HMRC
- 2 Home Office
- 3 Allianz
- 4 AIG
- 5 Atkins
- 6 The Gym Group
- 7 Mott Macdonald
- 8 PPF
- 9 Morgan Stanley
- 10 Superdrug
- 11 AECOM
- 12 Metropolis
- 13 LSBU

AMP  
HOUSE

EAST  
CROYDON



# TIME OUT





# A TRAVEL HUB

Croydon benefits from fantastic accessibility by many different modes of transport, with the town served by train, tram, bus, providing a huge catchment population for local businesses. Gatwick Airport is also within easy reach by direct train, or by car via the A23/M23.

## By Road

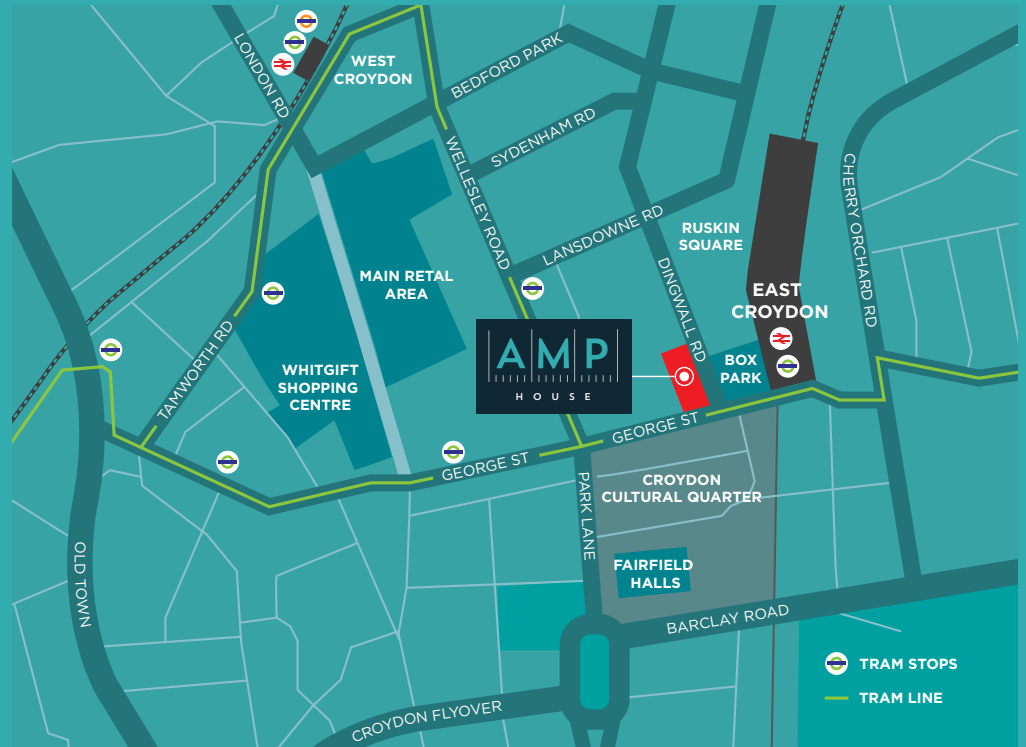
M23	8.4 miles
M25	10.6 miles
Gatwick Airport	19.6 miles
Heathrow Airport	23.5 miles

## By Rail

Clapham Junction	9 mins
London Bridge	14 mins
Gatwick Airport	15 mins
Victoria	16 mins
Redhill	18 mins
St Pancras	29 mins
Brighton	47 mins

## By Tram

Mitcham Junction	15 mins
Beckenham Junction	21 mins
Wimbledon	29 mins



# AMP

## HOUSE

DINGWALL ROAD, CROYDON, CR0 2LX

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### Terms

Available on new leases from the landlord on terms to be agreed.

### Rent, Rates & Service Charge

Please contact the agents for further information on outgoings.

### Viewing

Strictly by appointment with the joint sole agents.

**Thomas Tarn**  
ttarn@shw.co.uk  
07943 579 296

**James Griffiths**  
jgriffiths@shw.co.uk  
07867 232 653

**Will Foster**  
will.foster@realestate.bnpparibas  
07943 579 296

**Rebecca Hewitt**  
rebecca.hewitt@realestate.bnpparibas  
07776 636 539



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