



## CORINTHIAN HOUSE

### REMODELLED OFFICES

560 SQ FT TO 25,672 SQ FT

CORINTHIANHOUSE

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

LANSDOWNE ROAD CROYDON CR0 2BX

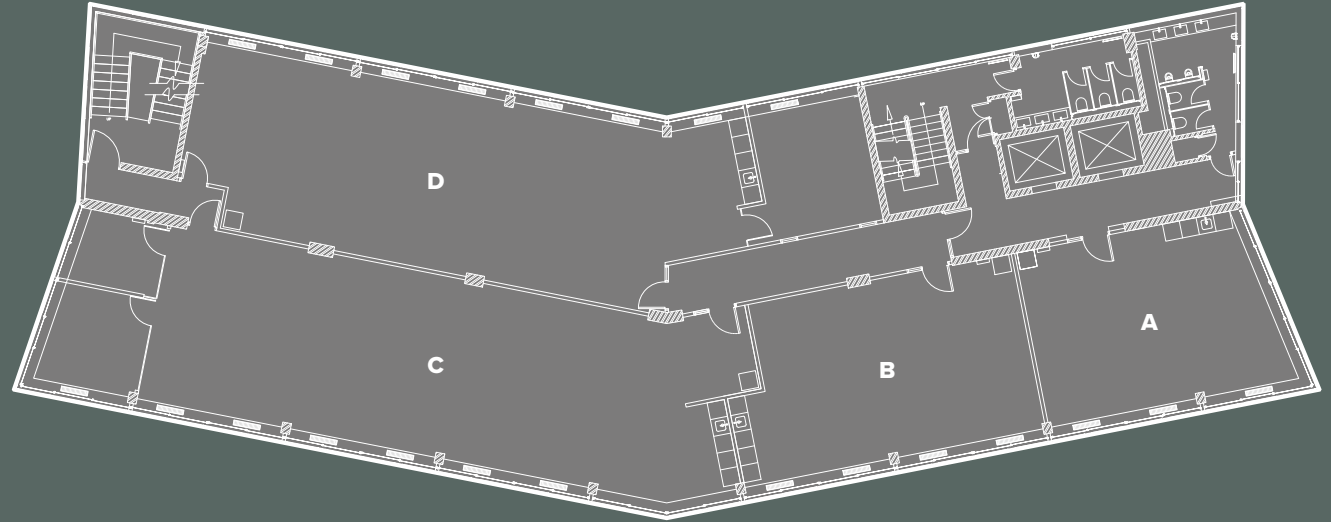
[CORINTHIANCROYDON.CO.UK](http://CORINTHIANCROYDON.CO.UK)



CORINTHIAN HUB

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

Floor	Unit	Sq Ft	Total PCM*
2 <sup>nd</sup>	A	560	£2,732
	B	678	LET
	C	1,636	LET
	D	1,286	LET
3 <sup>rd</sup>	A	560	£2,732
	B	678	£3,308
	C	1,636	LET
	D	1,474	£7,190
5 <sup>th</sup>	A	1,539	LET
	B	2,195	UNDER OFFER
	C	722	£3,522



\*Total of rent, rates and service charge before VAT.



COMMUNAL MEETING ROOM



TYPICAL KITCHEN



BUILDING RECEPTION



CONVENTIONAL



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

**SPECIFICATION**

- + Remodelled reception
- + Two new 13-person passenger lifts
- + Bookable meeting room
- + Refurbished common parts
- + On-site parking
- + High speed fibre connections
- + Excellent natural light from all elevations

**REFURBISHED & REMODELLED FLOOR PLATES TO PROVIDE:**

- + New air conditioning – Individual system for each unit
- + New metal tiled suspended ceilings
- + New LED lighting
- + High quality kitchenettes
- + Fresh air ventilation with opening windows
- + New secondary glazing with blinds
- + New perimeter trunking
- + New carpet tiles
- + EPC rating B

Floor & Size	Rent P.A.	Rates Payable 2020/21*	Service Charge 2020/21
<b>8<sup>th</sup> Floor</b> 1,536 sq ft	£32.50 psf <b>£49,920</b>	£8.69 psf <b>£13,347.84</b>	£8.38 psf <b>£12,871.68</b>
<b>7<sup>th</sup> Floor</b> 4,855 sq ft	£32.50 psf <b>£157,788</b>	£8.54 psf <b>£41,461.70</b>	£8.38 psf <b>£40,684.90</b>
<b>6<sup>th</sup> Floor</b> 4,855 sq ft	£32.50 psf <b>£157,788</b>	£8.54 psf <b>£41,461.70</b>	£8.38 psf <b>£40,684.90</b>
<b>4<sup>th</sup> Floor</b> 4,855 sq ft	£32.50 psf <b>£157,788</b>	£8.54 psf <b>£41,461.70</b>	£8.38 psf <b>£40,684.90</b>
<b>1<sup>st</sup> Floor</b> 4,855 sq ft	£32.50 psf <b>£157,788</b>	£8.54 psf <b>£41,461.70</b>	£8.38 psf <b>£40,684.90</b>
<b>Total (1<sup>st</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup> &amp; Part 8<sup>th</sup>)</b>			<b>20,956 sq ft</b>

\*Estimated. Interested parties must satisfy themselves of the Rating liability with London Borough of Croydon.

**TERMS**

Available upon request from the landlord.

More energy efficient

**A+**

Net Zero CO2 emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

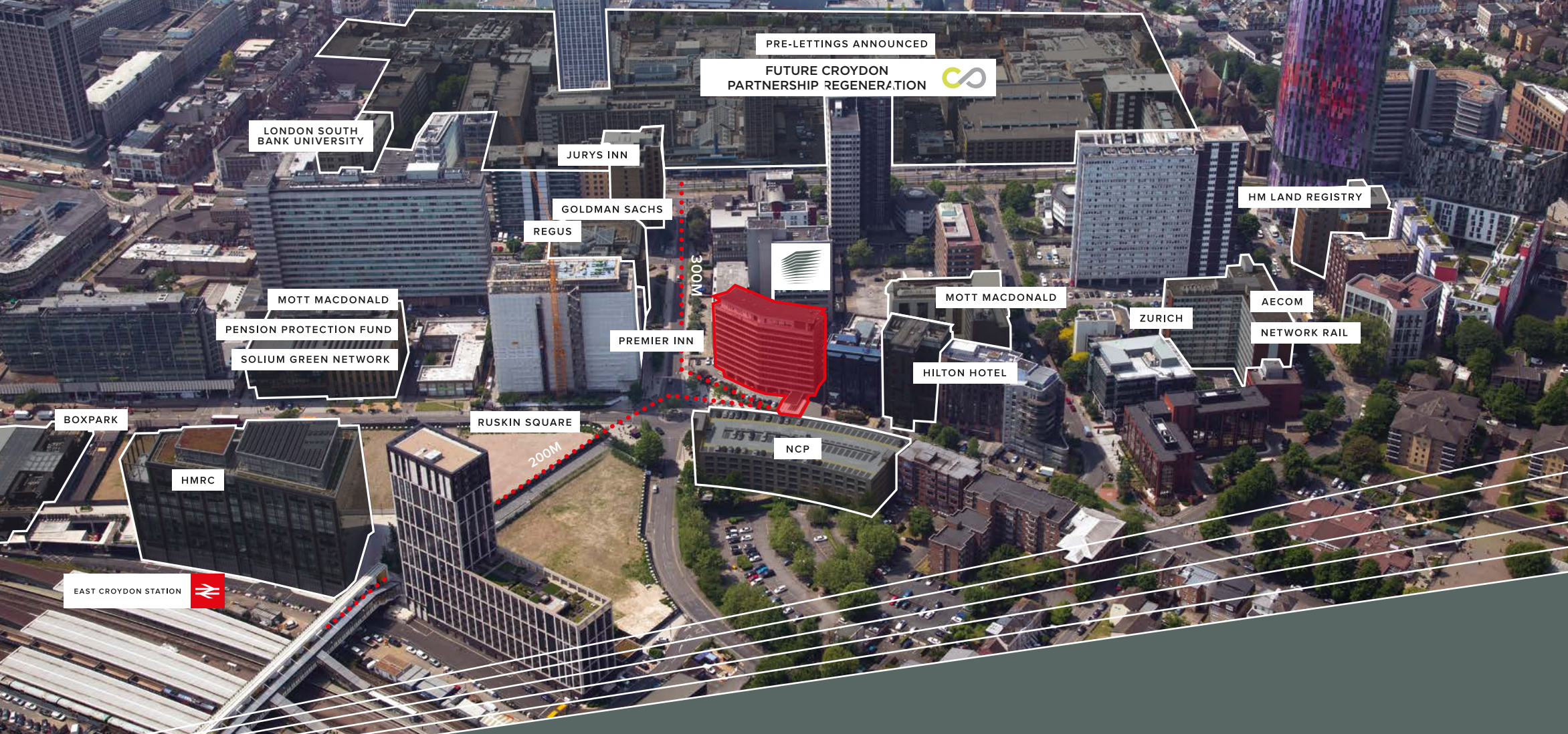
**F** 126-150

**G** Over 150

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 Crofton Train Station, within 200m of the platforms. West Crofton station, with its East London Line Overground links, and the Tramlink light railway, is a few minutes' walk away. In addition Boxpark, with its 32 restaurants and 2000 person capacity events space is within 320 metres' walk.

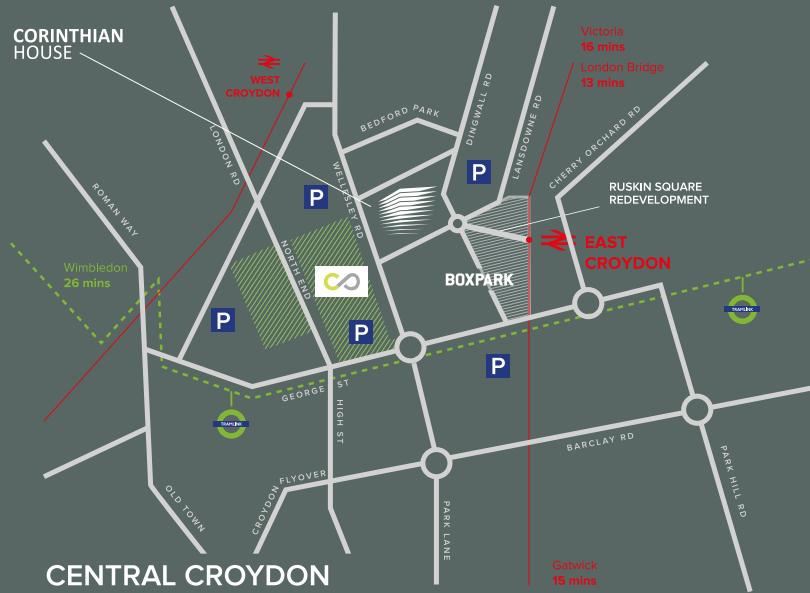
Croydon's town centre is undergoing an unprecedented level of investment and development including Stanhope and Schroder's Ruskin Square mixed use development which is situated directly opposite and includes 1.25m sq. ft of offices and 100,000 sq. ft of retail and leisure amenities.

The Croydon Partnership's proposed £1.4bn regeneration of the Centrale and Whitgift shopping centres will be anchored by a new 165,000 sq. ft John Lewis and Waitrose store. Corinthian House, positioned midway between the town's new retail offer and East Crofton train station, offers businesses all the benefit of fast connectivity to Central London (within 20 minutes) at competitive occupier costs, with staff amenities on the doorstep.

Totalling 45,000 sq. ft with a generous car parking ratio of 1:800 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 common parts and office accommodation as well as a remodelled reception for the benefit of all tenants.



LOCATION CR0 2BX

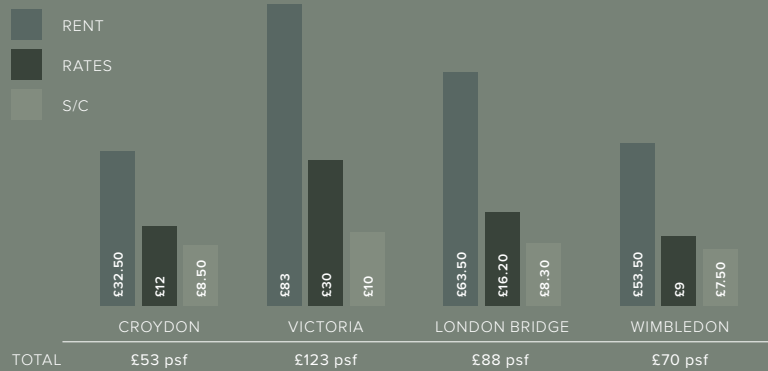


NATIONAL / INTERNATIONAL



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.

**LAMBOURN**  
COMMERCIAL  
**020 3752 7569**  
WWW.LCPROP.COM

**SHW** SHW.CO.UK  
**020 8662 2700**

Damian Lambourn  
dl@lcprop.com  
07796 953 360

Holly Purvis  
hpurvis@shw.co.uk  
07947 373 966

Thomas Tarn  
ttarn@shw.co.uk  
07943 579296



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. HD2366 Hollister 07/2021