



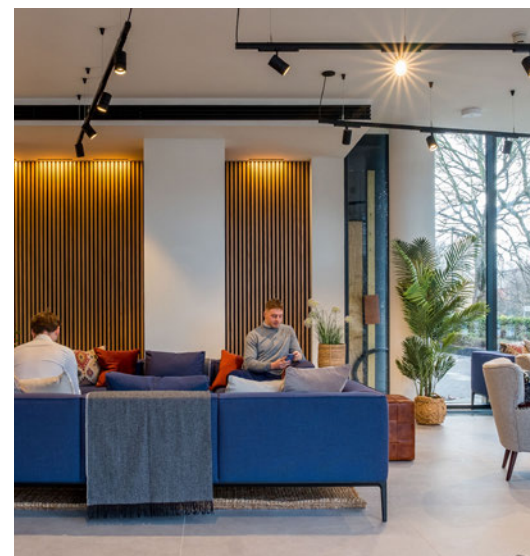
PARK LANE / CROYDON

69parklane.com

This landmark building occupying a prominent corner site in the heart of Croydon has undergone a comprehensive refurbishment including new glazing, enlarged entrance, gym, café, showers and secure bike storage.

MEET AND GREET

The new reception provides an enhanced arrival experience as well as a new on-site café giving tenants and their visitors a place to relax and unwind.

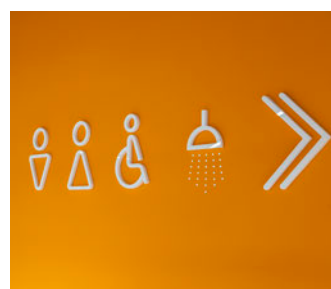
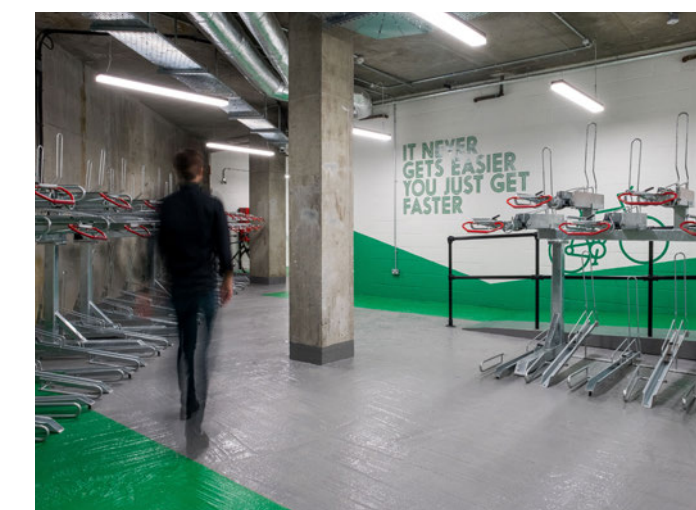


WE HAVE A FIT BIT

The basement has been converted into a state-of-the-art gym, fitness studio for classes with changing/drying rooms and showers.



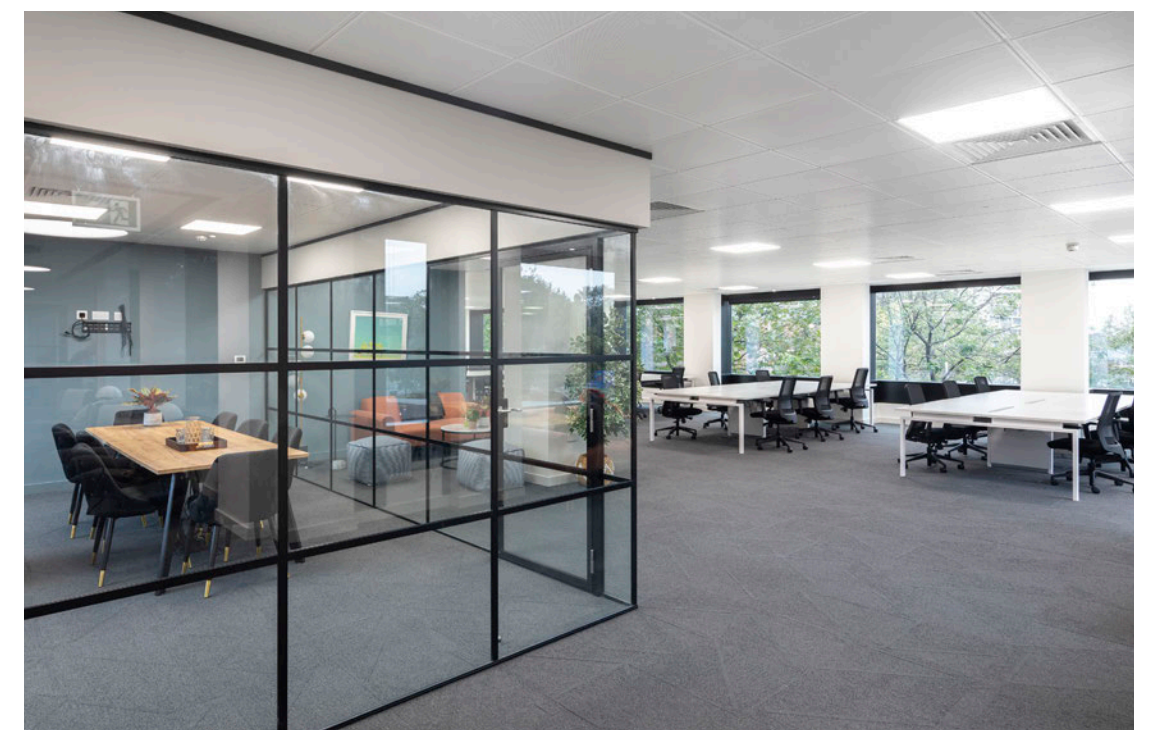
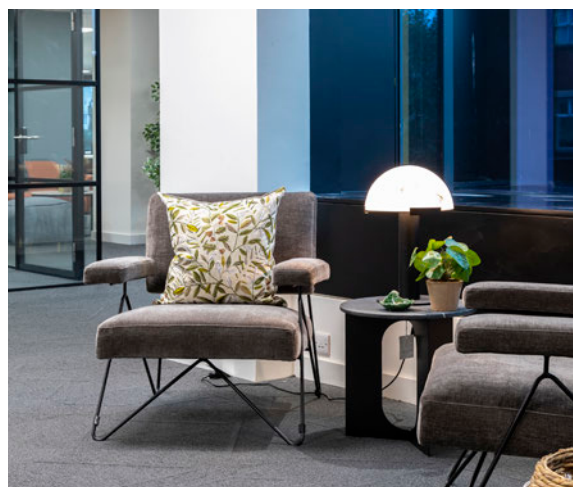
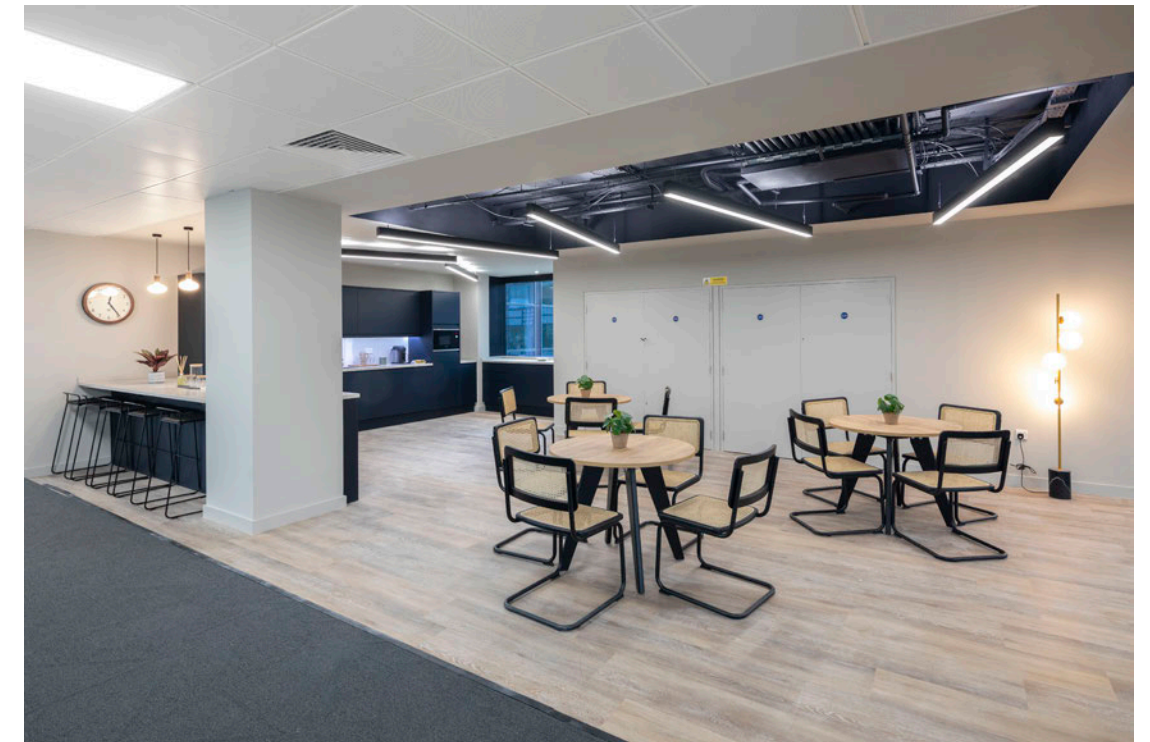
[VIEW THE GYM VIRTUAL TOUR](#)



INTERIOR DESIGNED

Fully refurbished floors providing Grade A office accommodation.

 [VIEW THE FIRST FLOOR VIRTUAL TOUR](#)





Cycle storage and
repair centre



New café



New gym &
changing facilities



EPC B



Concierge reception



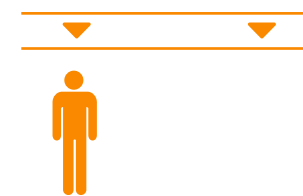
Refurbished
passenger lifts



New
air-conditioning



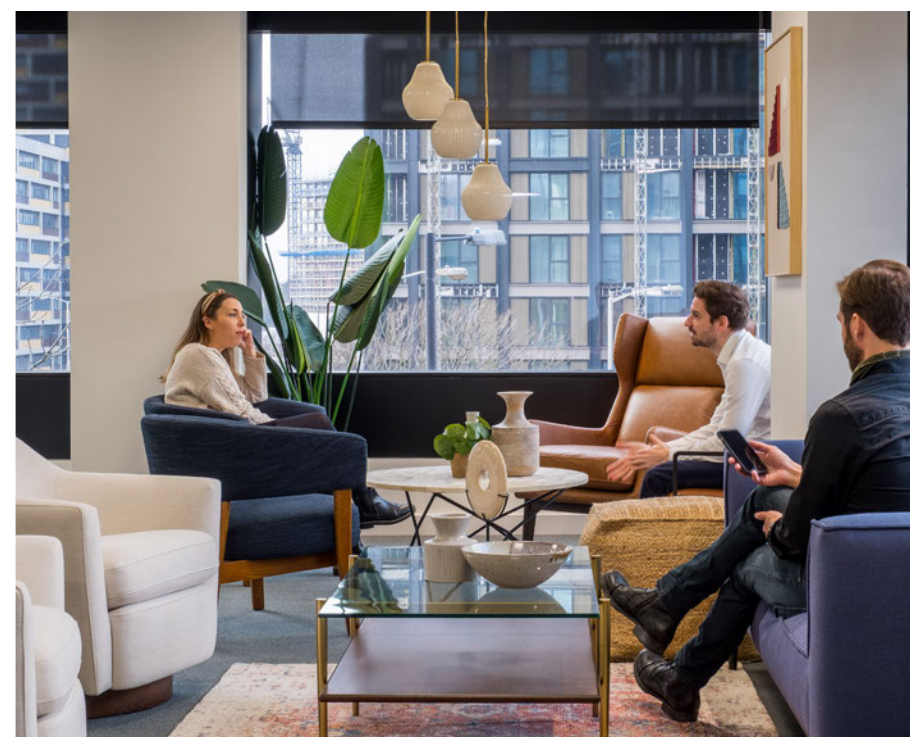
Raised floors with
new carpeting



New suspended
ceilings & LED lighting



On-site
car parking



LIFE AT 69 PARK LANE

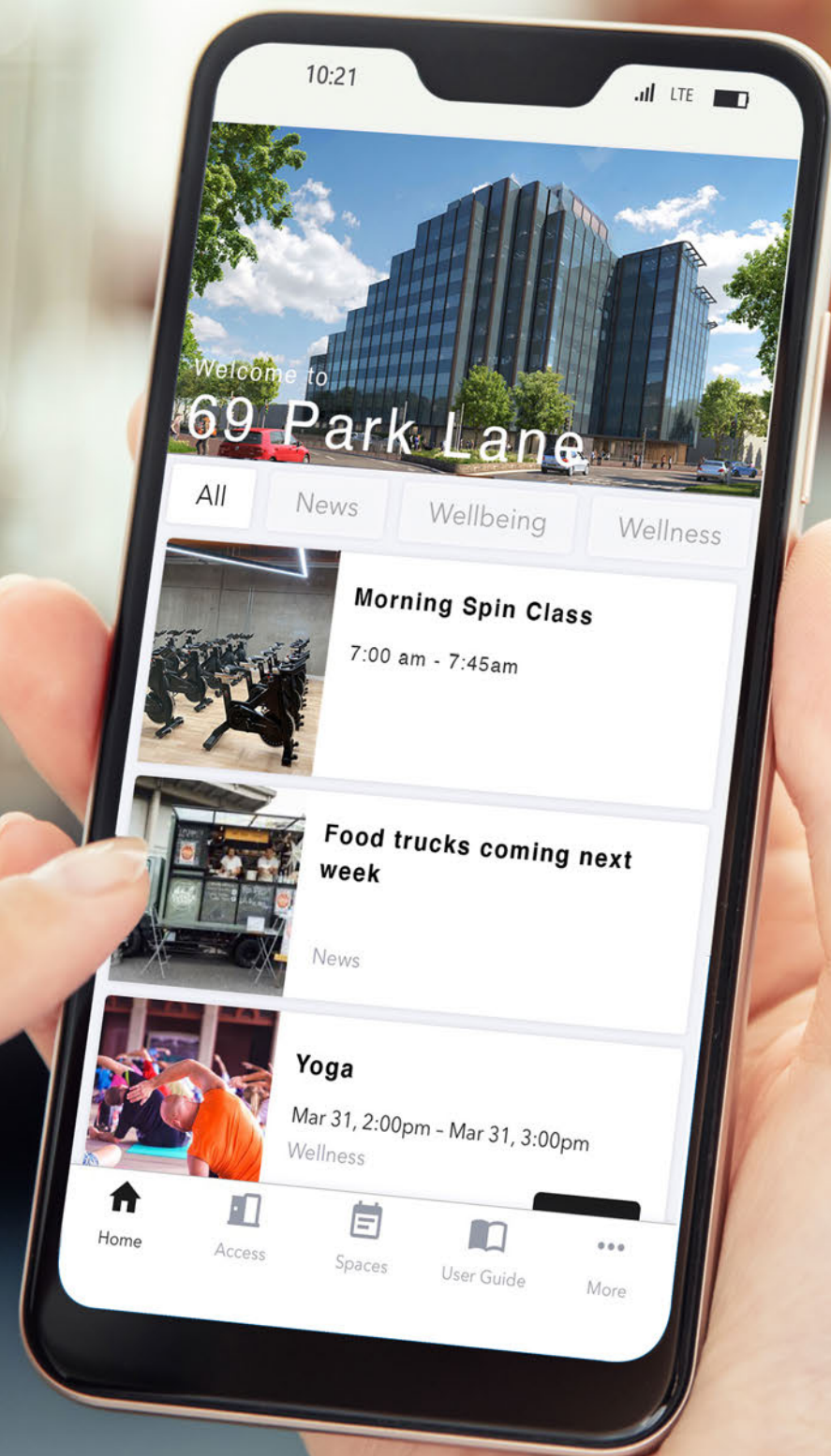
Introducing the Life App.

Life makes your office building an even better place to work by helping tenants, building staff and local businesses connect. We believe everyday is important, let's make the most of it.

Helping everyone connect in the easiest way possible, the Life app helps you to customise your day at the touch of a button.

Simply open the app, check out the latest café deals, book into the next gym class or attend one of our curated events.

Life is here for you.



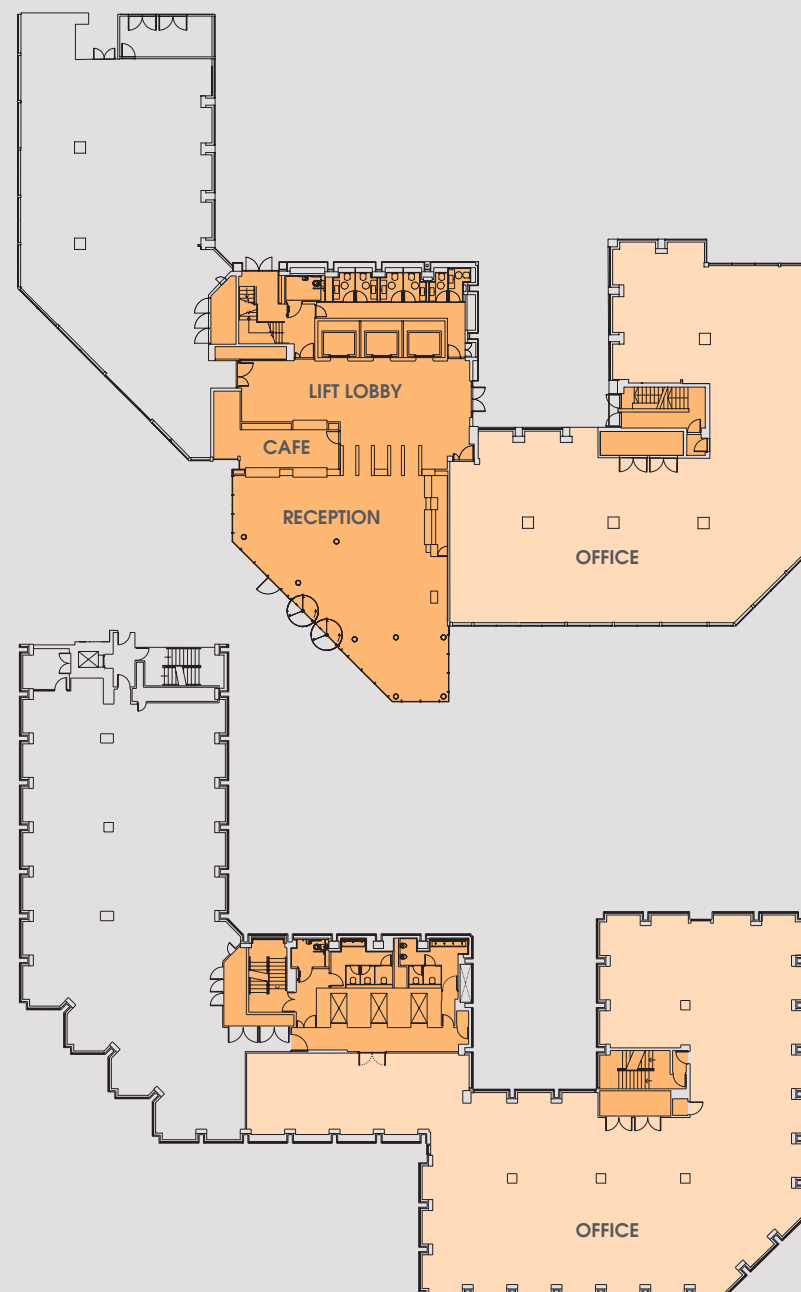
AVAILABILITY

The floors provide flexible accommodation providing a range of units from 3,634 sq ft - 5,666 sq ft.

Accommodation

Floor	sq ft	sq m
Eighth	5,429	504
Part Seventh	3,976	370
Part First	5,666	525
Part Ground	3,634	339
Total	18,705	1,738

Approx net internal areas.

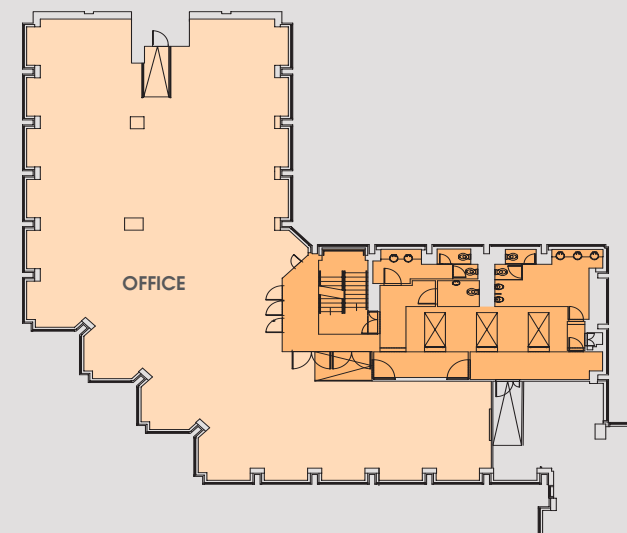


G

3,634 sq ft (339 sq m)

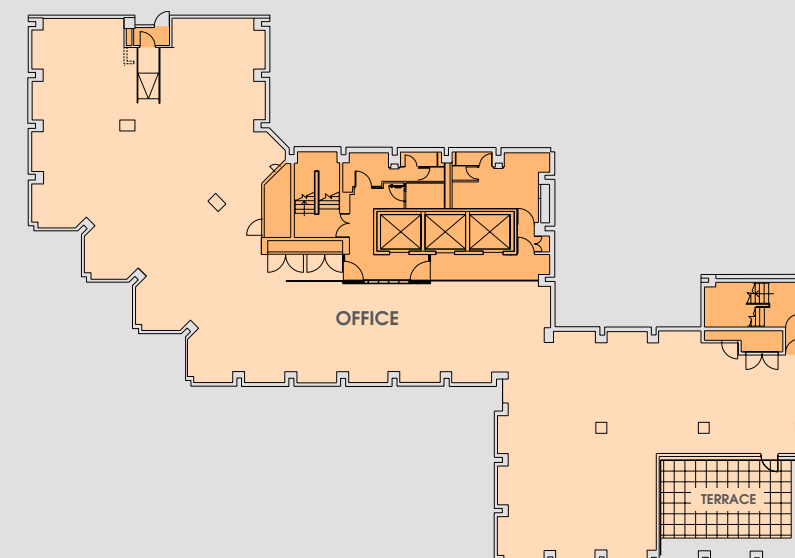
1

5,666 sq ft (525 sq m)



7

3,976 sq ft (370 sq m)



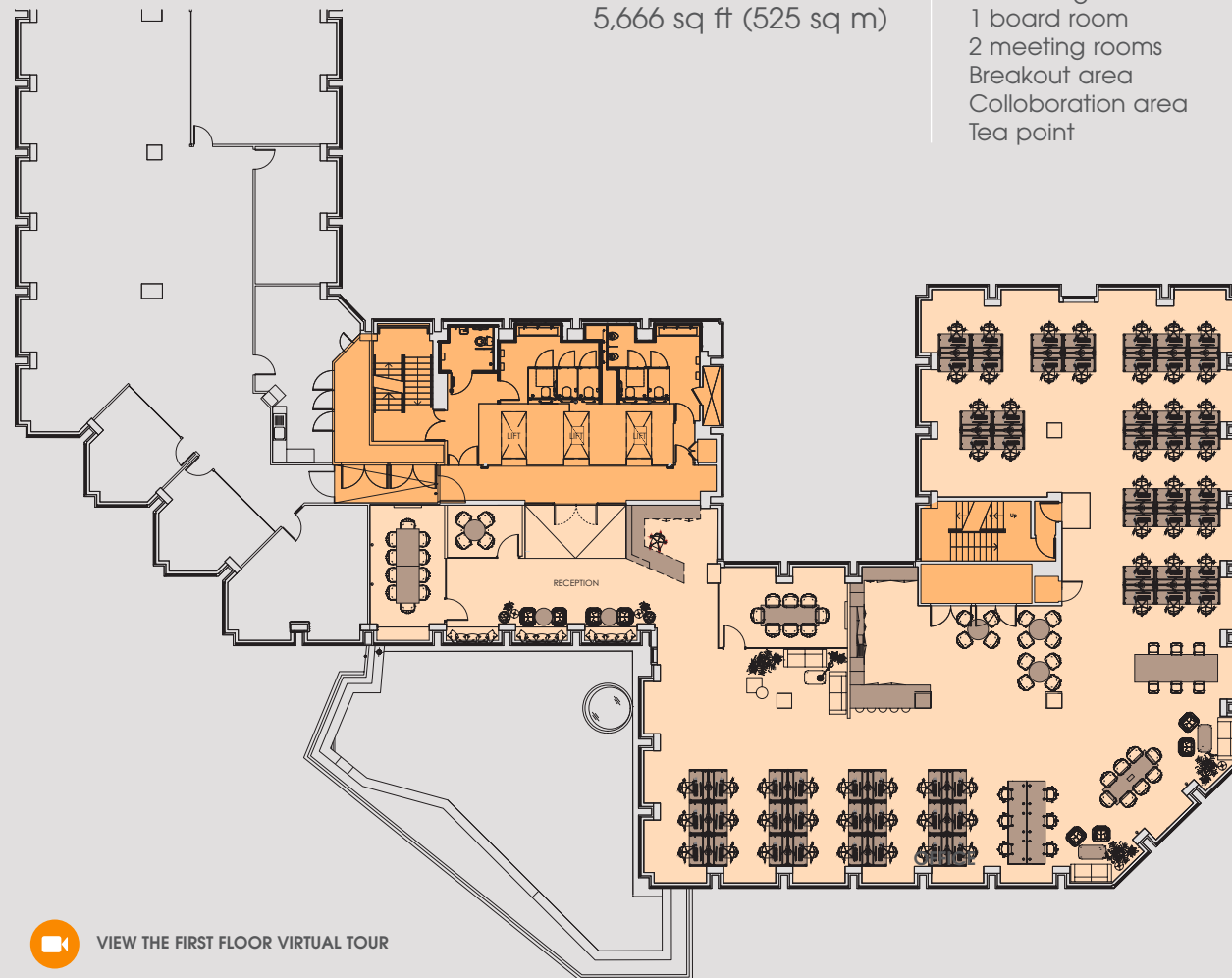
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5,429 sq ft (504 sq m)

INSPIRED SPACE

Fitted first floor suite 5,666 sq ft (525 sq m)

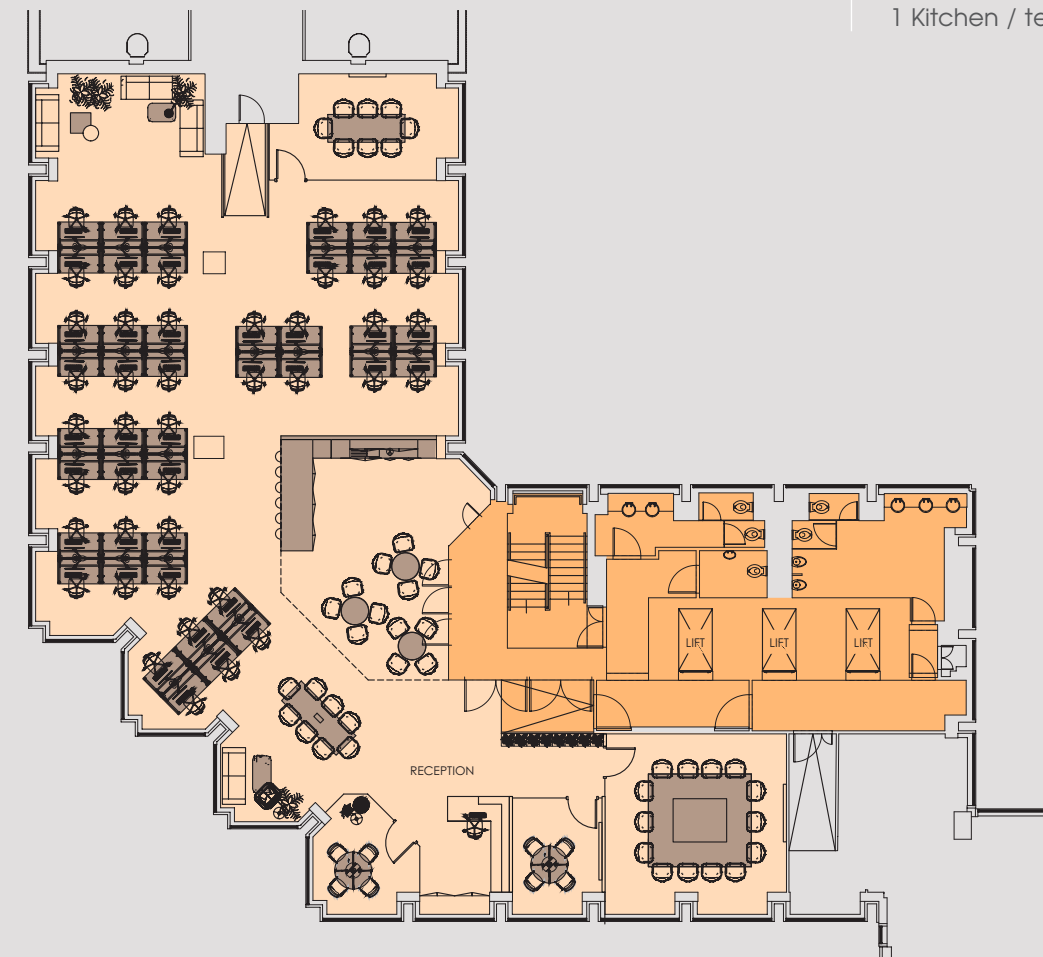
69 desks
6 standing desk
1 board room
2 meeting rooms
Breakout area
Collaboration area
Tea point



 VIEW THE FIRST FLOOR VIRTUAL TOUR

Fitted seventh floor suite 3,976 sq ft (370 sq m)

44 desks
2 large meeting rooms
2 small meeting rooms
Breakout areas
1 Kitchen / teapoint



LEASE FLEXIBILITY

With all parts of the building managed by a CEG team combined with our longterm approach, we can offer a different, highly flexible approach to leasing. Alongside traditional leasing options we have the ability to offer customers three fantastic services with a variety of payment terms to suit their needs - Let Ready Go, Custom and Complete.



Let Ready Go

Office space Ready to Go. Whether you're relocating or expanding into a new city and need touchdown space. Or you need short-term flexible space to supplement your core office. Whatever your business needs, we make sure you're good to go.

- Lease from 25 desks
 - Fully-furnished
- Flexible lease lengths
 - No dilapidations
- Immediate occupation



Custom

Bespoke fit-out managed and delivered. Office design is an important part of every business's DNA. We will help you design the space to reflect you and your staff. With 30+ years experience and in-depth knowledge our buildings, we are the perfect partner to deliver your new office space.

- Tested contractors and suppliers managed by us
- Our buying power helps get you the best price
- No capital outlay. Spread cost across tenancy
 - Fixed cost. No hidden fees
 - Delivered on time



Complete

Aspirational office space. Everything covered. Bringing all your rent and service costs into one easy-to-manage plan. Our super-inclusive package that not only includes all your usual outgoings, it also includes the management of your workspace by our team, leaving you to focus solely on your business.

- Save time. Greater budget control
 - Lower internal staff costs
 - On site team to solve issues
- Health & safety, fire strategy & training
 - Maintenance & statutory checks

A THRIVING COMMERCIAL CENTRE

CENTRAL LONDON



15 MINUTES TO LONDON VICTORIA ↗

A236

WESTFIELD SHOPPING CENTRE
DEVELOPMENT

HIGH STREET

RUSKIN SQUARE

BOXPARK



CROYDON CULTURAL QUARTER /
FAIRFILED HALLS DEVELOPMENT

QUEEN'S
GARDENS

PARK LANE

A232



PARK HILL PARK

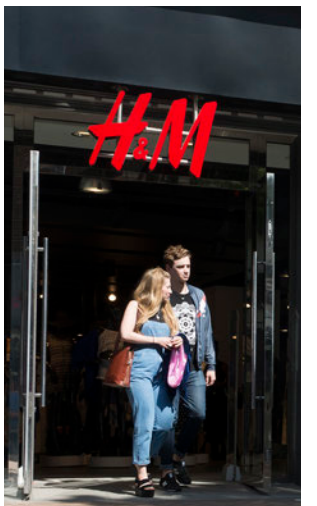
↙ 15 MINUTES TO GATWICK AIRPORT

A LEISURE REVOLUTION

Croydon has experienced a dramatic change over the last few years.

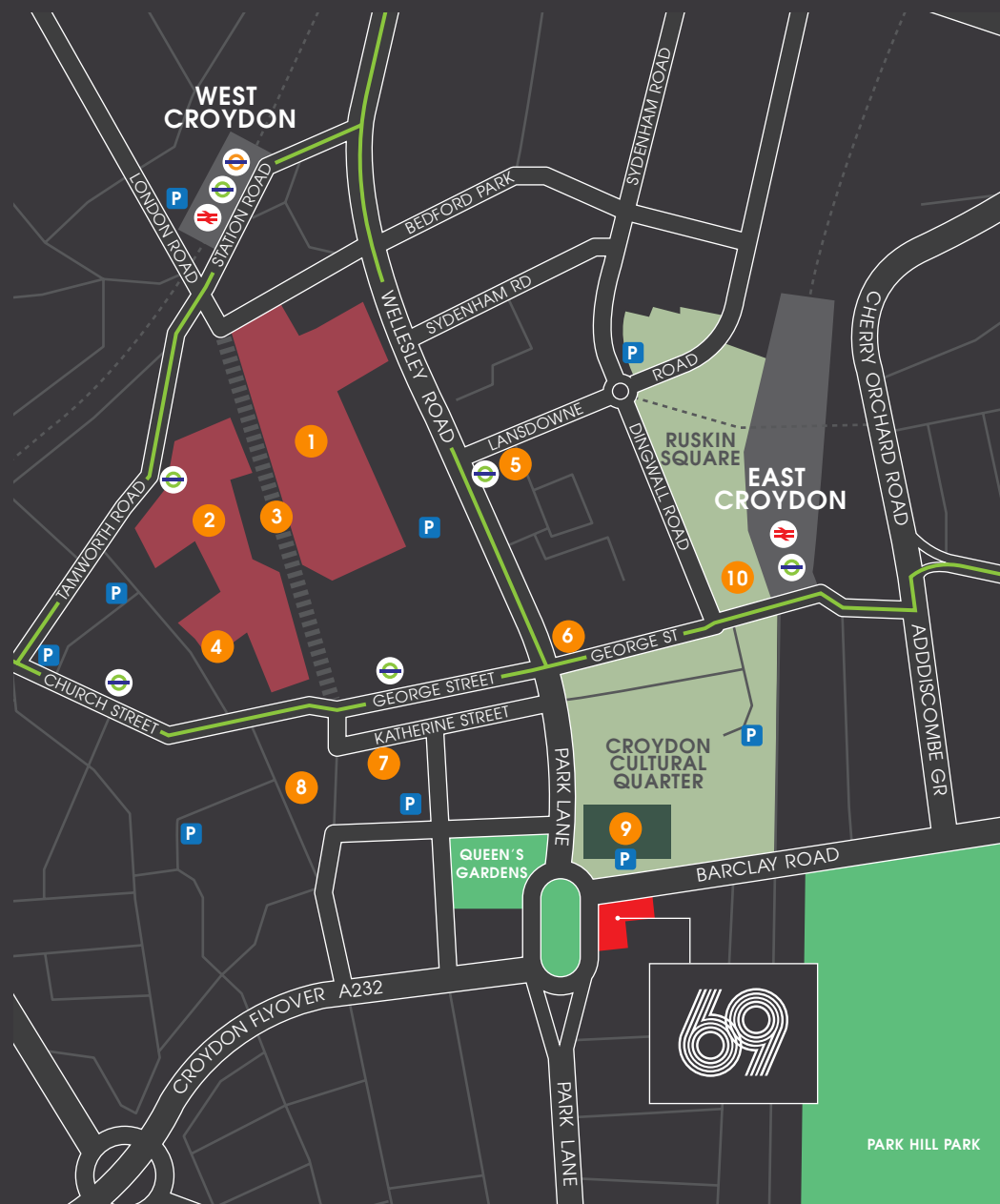
Big names from across the capital have bought their vibrant flavours and exciting menus to the 80 shipping containers that Boxpark Croydon provides.

As well as this, independent and local food retailers have the enviable opportunity of showcasing their unique menus to the people of Croydon.



HERE THERE AND EVERYWHERE

Croydon is the most connected centre in the South East with exceptional services and access to and from central London, Gatwick and the local area, by train, tram and car.



Retail

- 1 Whitgift
- 2 Centrale
- 3 High Street

Hotels

- 4 Holiday Inn Express
- 5 Jury's Inn
- 6 Travelodge

Leisure

- 7 Museum of London
- 8 Virgin Active
- 9 Fairfield Halls
- 10 Boypark

POST CODE: CRO 1JD



Over 23 million passengers use East Croydon station per year.

Around 242 trains daily from East Croydon to London Bridge and 198 trains to London Victoria.

Around 276 trains daily from East Croydon to Gatwick Airport which serves 228 destinations.

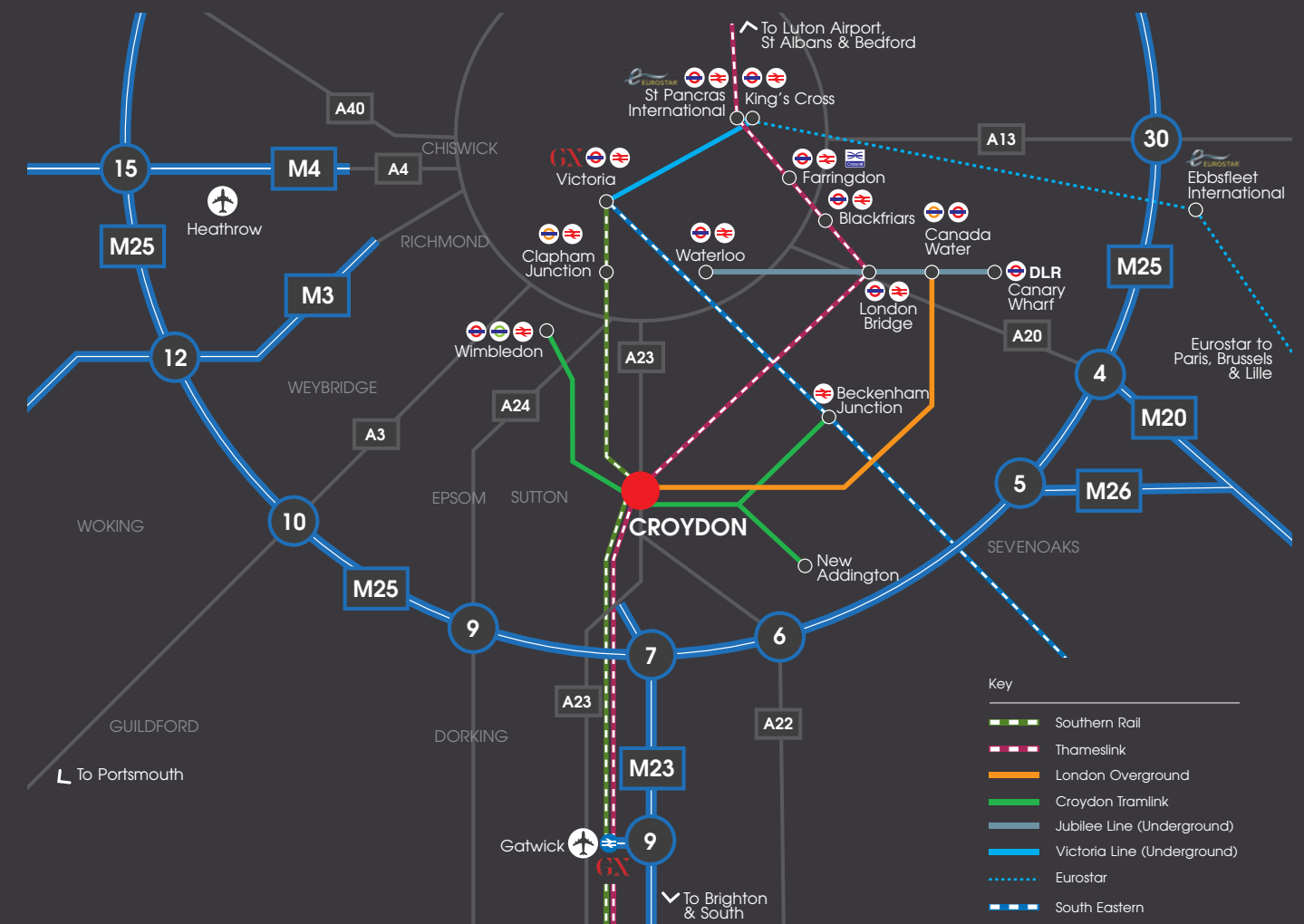
2nd busiest station interchange in the country.

29 million tram passenger journeys per year.



10 miles to the Junction 7 of the M25 & M23 intersection.

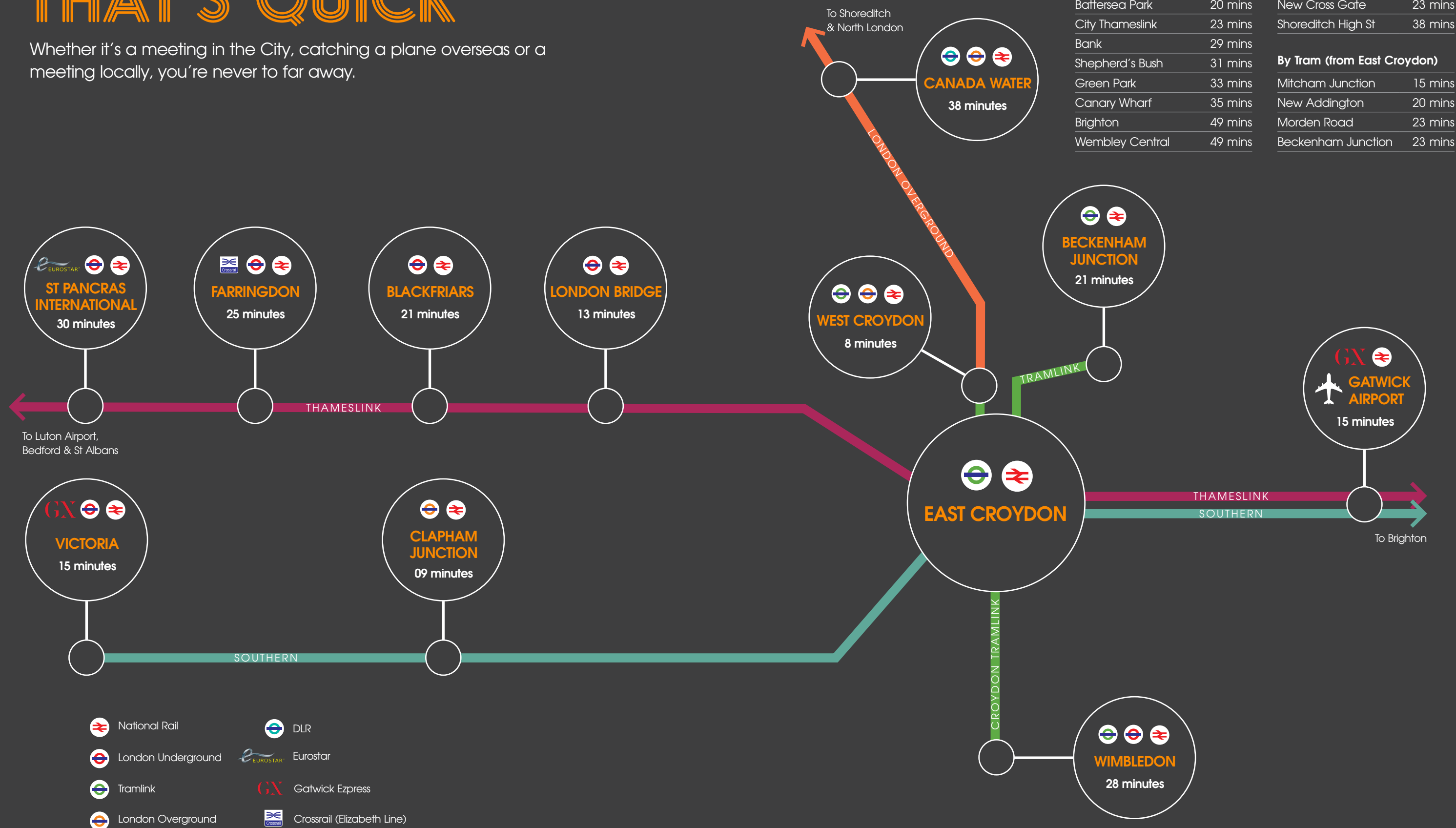
12 miles to Central London and 18 miles to Gatwick Airport.



- Key
- Southern Rail
 - Thameslink
 - London Overground
 - Croydon Tramlink
 - Jubilee Line (Underground)
 - Victoria Line (Underground)
 - Eurostar
 - South Eastern

THAT'S QUICK

Whether it's a meeting in the City, catching a plane overseas or a meeting locally, you're never to far away.



- National Rail
- London Underground
- Tramlink
- London Overground
- DLR
- Eurostar
- Gatwick Express
- Crossrail (Elizabeth Line)



PARK LANE / CROYDON

69parklane.com



Viewing

Stricly by appointment through the joint sole agents.



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Andy Tucker
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Compiled November 2022.