



PARK LANE / CROYDON

[69parklane.com](http://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.



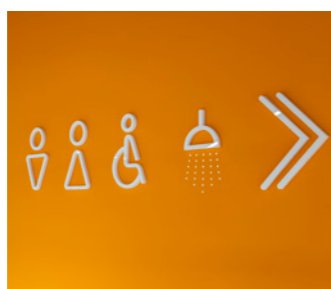


# WE HAVE A FIT BIT

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.**





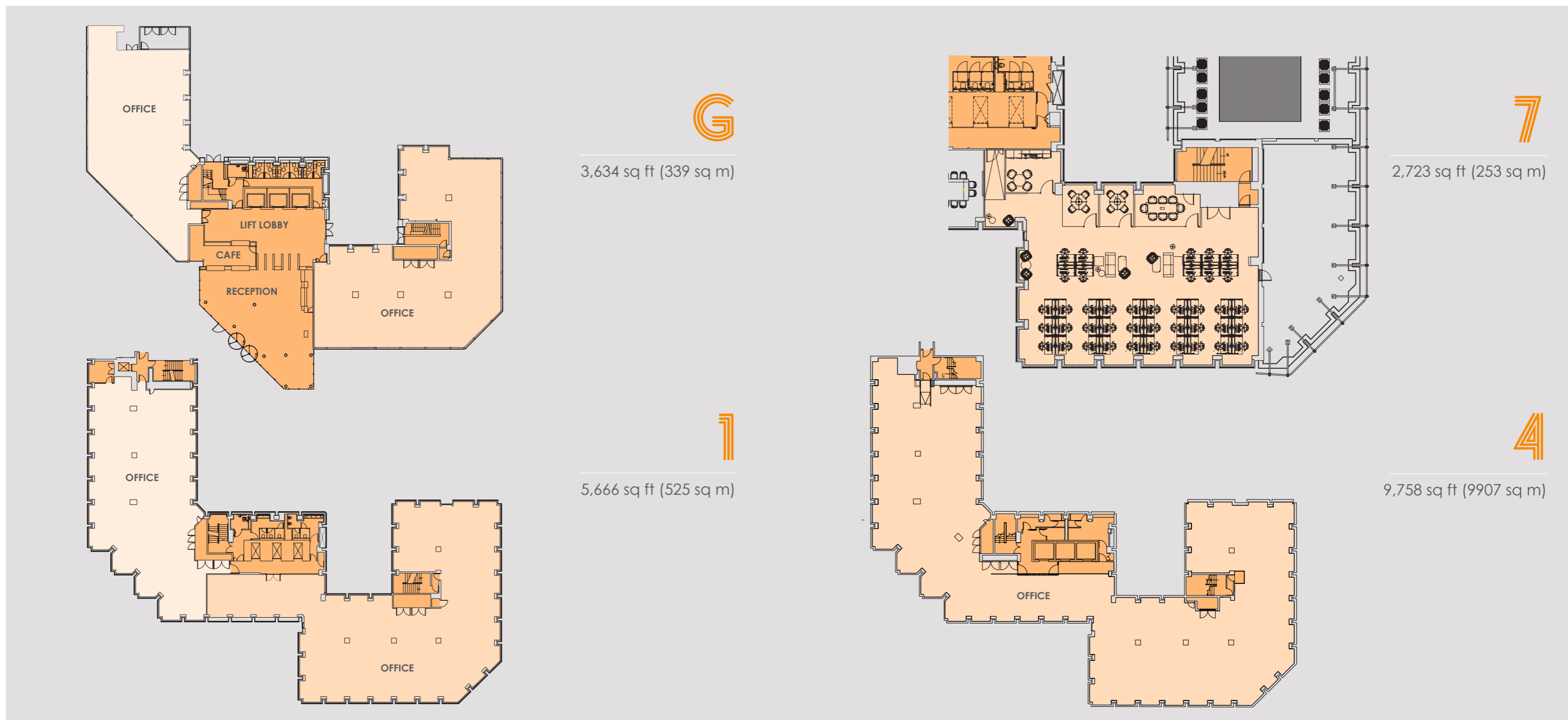
# AVAILABILITY

The floors provide flexible accommodation providing a range of units from 1,194 sq ft - 9,758 sq ft.

## Accommodation

Floor	sq ft	sq m
Eighth	5,429	504
Seventh	2,723	253
Sixth	8,678	806
Fourth	9,758	907
Third	9,758	907
Part First	5,666	525
Part First	3,634	339
Part Ground	3,634	339
Part Ground	2,873	267
<b>Total</b>	<b>52,153</b>	<b>4,847</b>

Approx net internal areas.  
Available in suites from 1,194 sq ft

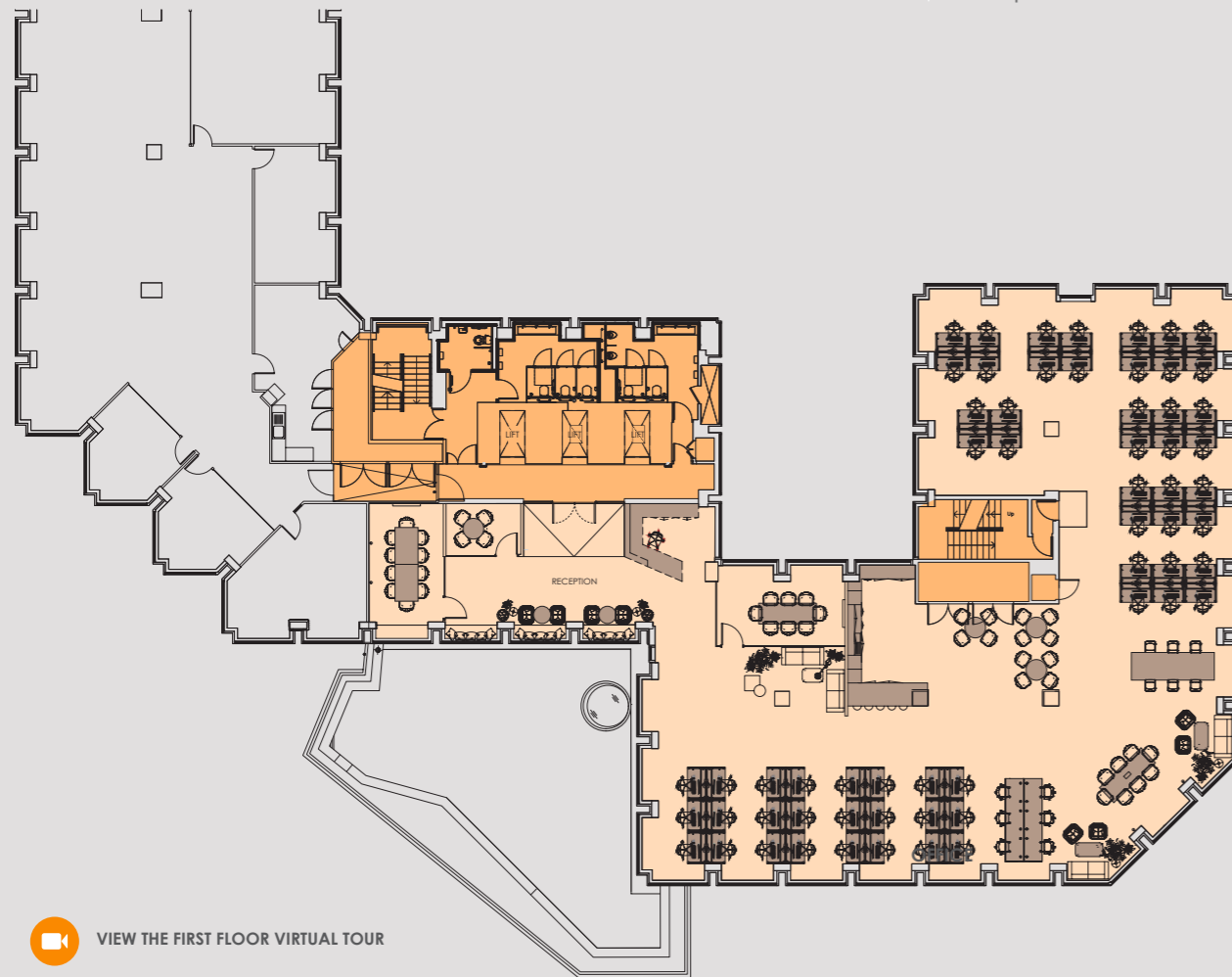




# INSPIRED SPACE

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

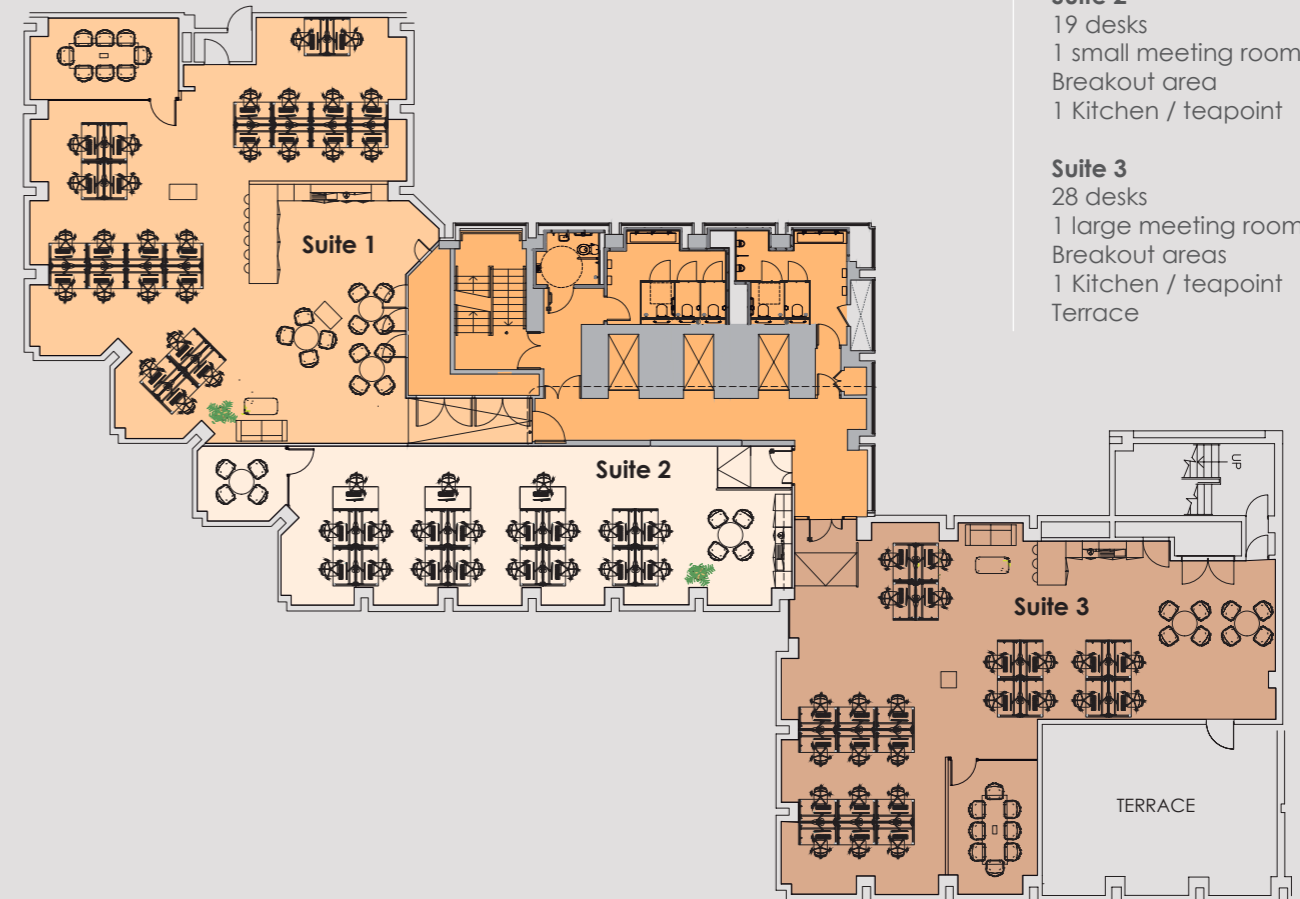
- 69 desks
- 6 standing desk
- 1 board room
- 2 meeting rooms
- Breakout area
- Collaboration area
- Tea point



 VIEW THE FIRST FLOOR VIRTUAL TOUR

## Fitted eighth floor suite 5,429 sq ft (504 sq m)

- Suite 1**
  - 26 desks
  - 1 small meeting room
  - Breakout area
  - 1 Kitchen / teapoint
- Suite 2**
  - 19 desks
  - 1 small meeting room
  - Breakout area
  - 1 Kitchen / teapoint
- Suite 3**
  - 28 desks
  - 1 large meeting room
  - Breakout areas
  - 1 Kitchen / teapoint
  - Terrace





# LET READY DESIGN+FIT

With Let Ready Custom, creating the perfect environment for your business couldn't be easier.

We are experts in designing and delivering office space with over 30 years' experience.

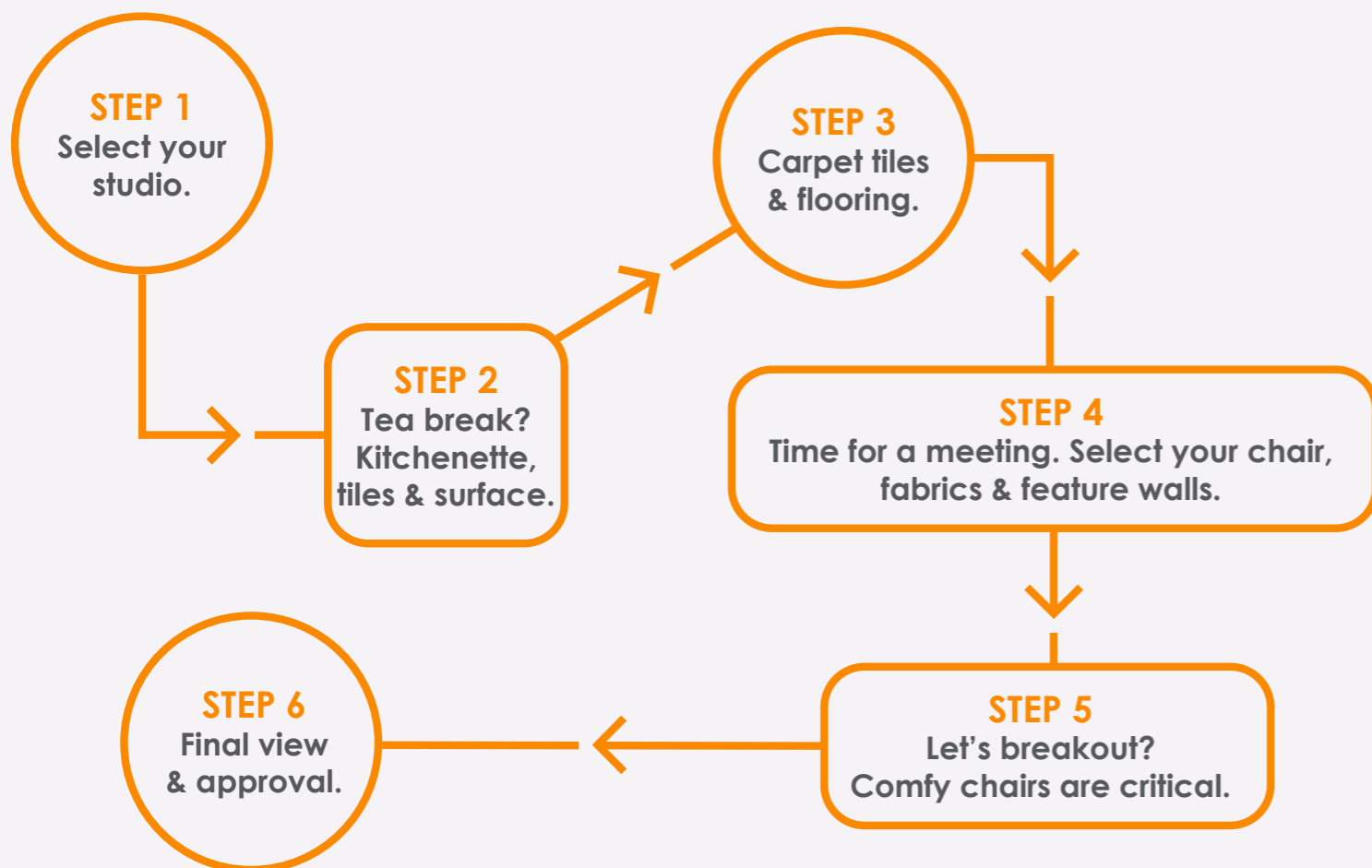
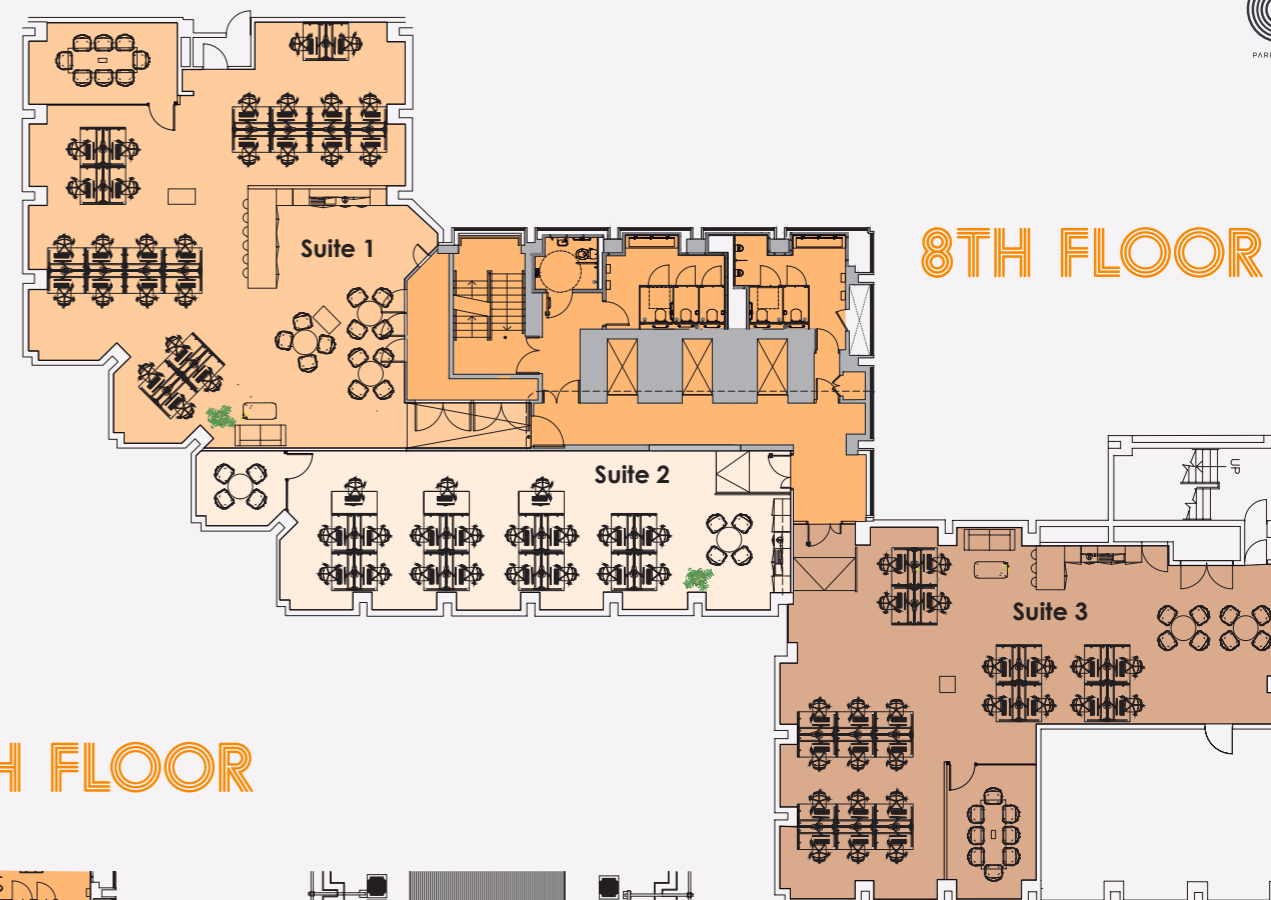
We deliver 100+ tenants' fit-outs each year. It's what we do best.

[MORE CASE STUDIES](#)

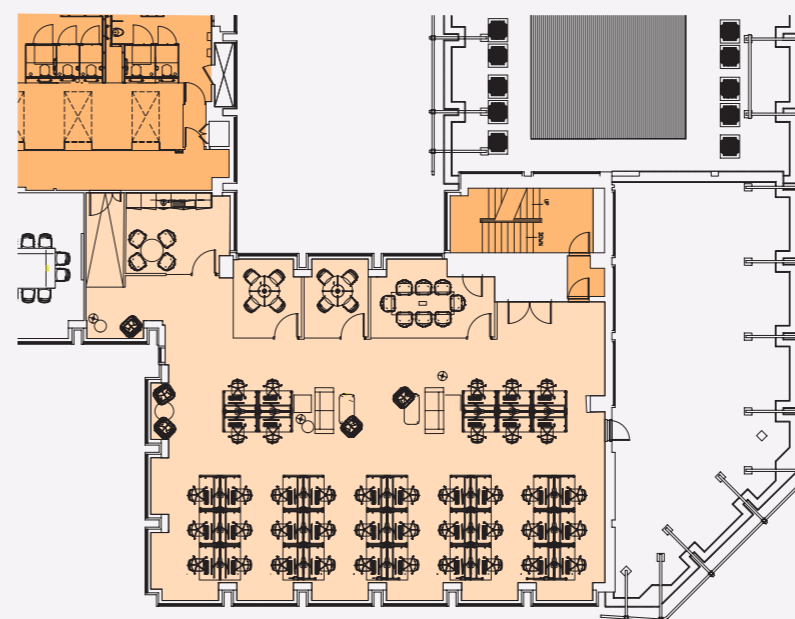
## The Process

Our experienced team support you through the step by step process.

We can even pull together the design for your review.



## 7TH FLOOR



## Your dedicated delivery team

Your dedicated team has a wealth of experience and in-depth knowledge of our buildings.

Having delivered over 30,000 sq ft of tenant space at 69 Park Lane, we can guarantee your office is delivered without setbacks.

[DOWNLOAD DESIGN+FIT BROCHURE](#)





# LET READY 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 20 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

15 MINUTES TO LONDON VICTORIA ↗

WEST CROYDON

A236

WESTFIELD SHOPPING CENTRE DEVELOPMENT

HIGH STREET

RUSKIN SQUARE

EAST CROYDON

BOXPARK

5 MINUTE WALK

A232

QUEEN'S GARDENS

PARK LANE

CROYDON CULTURAL QUARTER / FAIRFILED HALLS DEVELOPMENT

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.

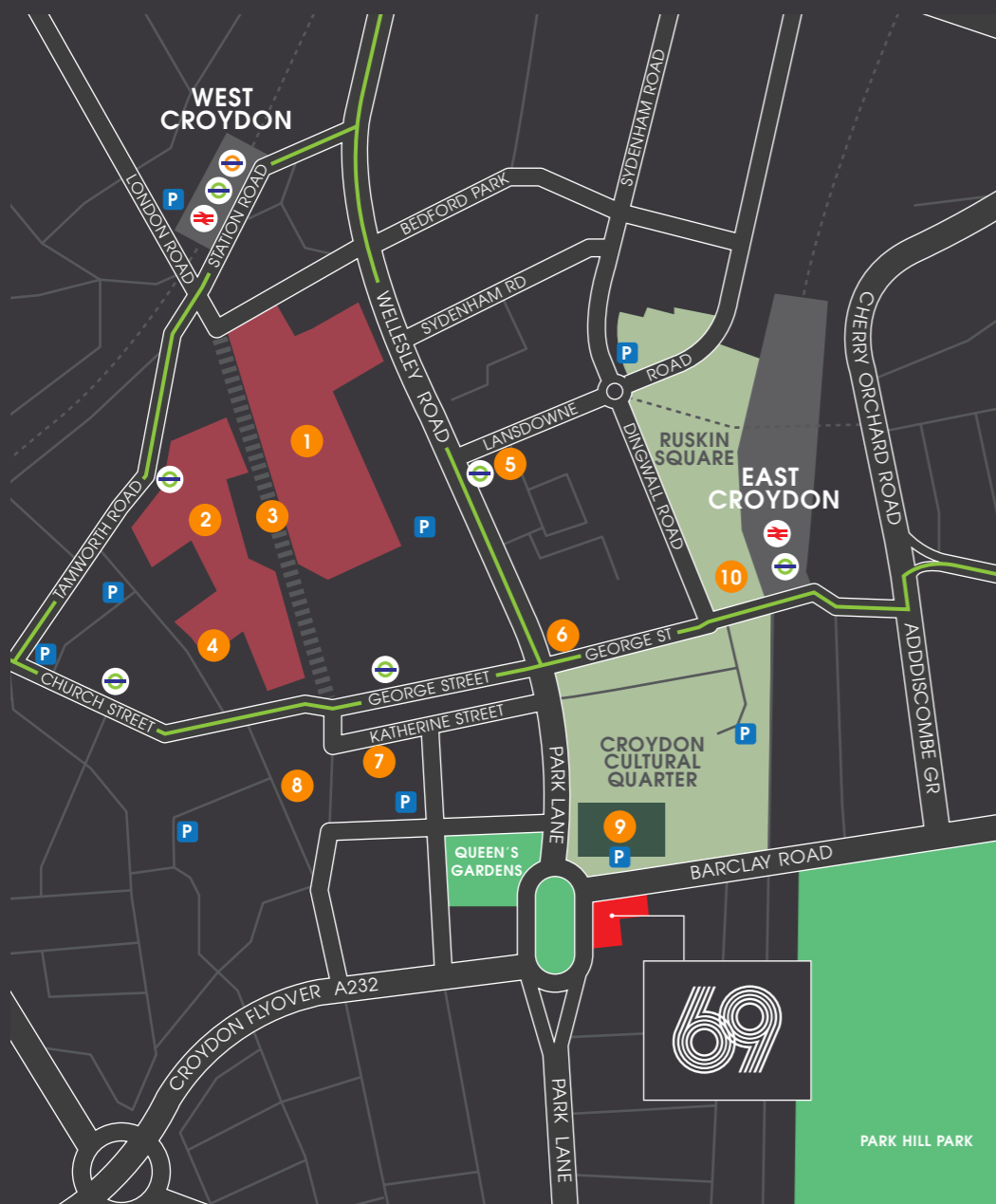
As well as this, independent and local food retailers have the enviable opportunity of showcasing their unique menus to the people of Croydon.





# 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 Boxpark

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.

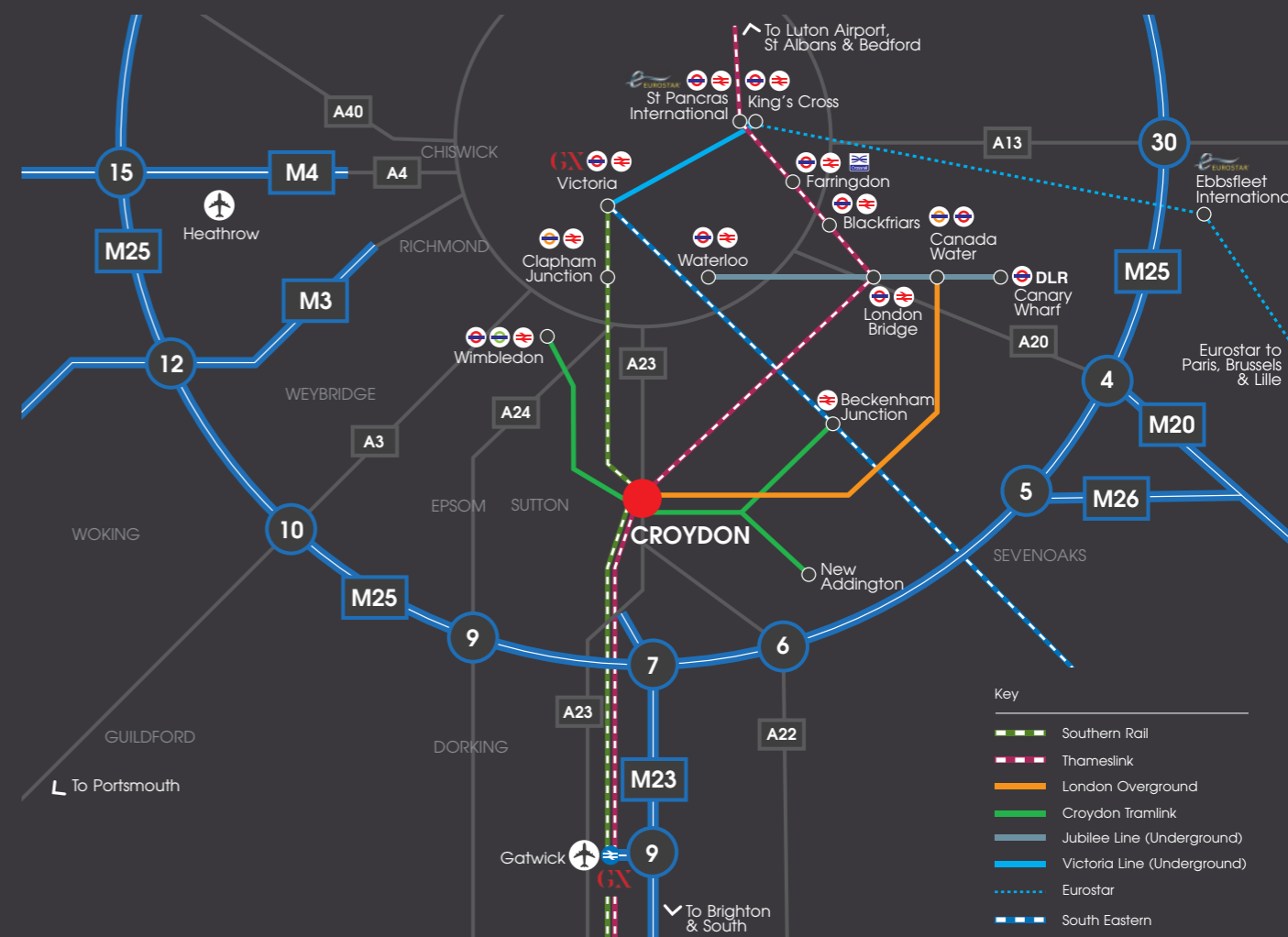
2nd busiest station interchange in the country.

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.

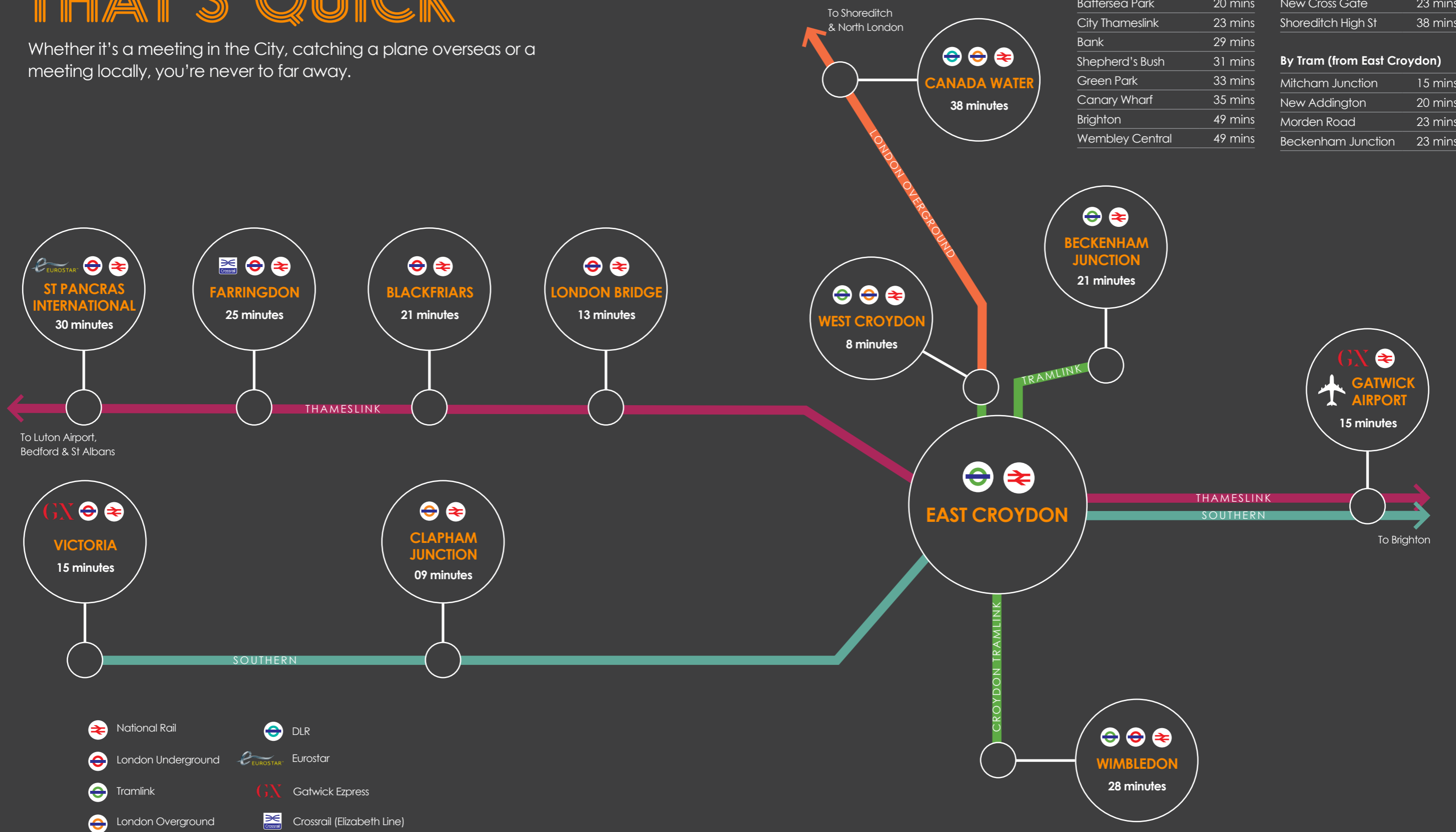


- Key
- Southern Rail
  - Thameslink
  - London Overground
  - Croydon Tramlink
  - Jubilee Line (Underground)
  - Victoria Line (Underground)
  - Eurostar
  - South Eastern



# 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.



## OTHER RAIL / UNDERGROUND DESTINATION TRAVEL TIMES:

### By Rail (from East Croydon)

Norwood Junction	05 mins
Redhill	19 mins
Balham	19 mins
Battersea Park	20 mins
City Thameslink	23 mins
Bank	29 mins
Shepherd's Bush	31 mins
Green Park	33 mins
Canary Wharf	35 mins
Brighton	49 mins
Wembley Central	49 mins

### By Rail (from West Croydon)

Norwood Junction	05 mins
Sutton	10 mins
Epsom	22 mins
New Cross Gate	23 mins
Shoreditch High St	38 mins

### By Tram (from East Croydon)

Mitcham Junction	15 mins
New Addington	20 mins
Morden Road	23 mins
Beckenham Junction	23 mins





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### Viewing

Strictly by appointment through the joint sole agents.



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020 7629 5456  
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