

The Building

Croydon is London's largest suburban office market, major occupiers include Nestle, Direct Line Insurance, BT, AIG and Mondial. No 1 Croydon (formerly the NLA Tower) is one of Croydon's best known landmark buildings, rising to 23 stories, and providing a total of over 160,000 sq ft of office space. The iconic building is instantly recognisable.

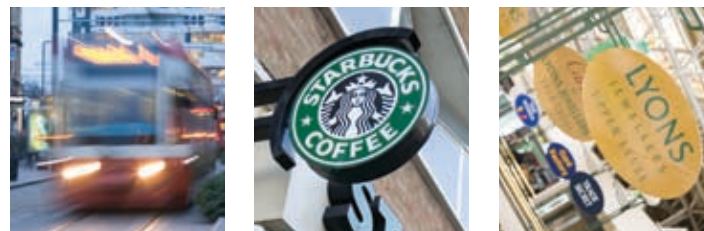
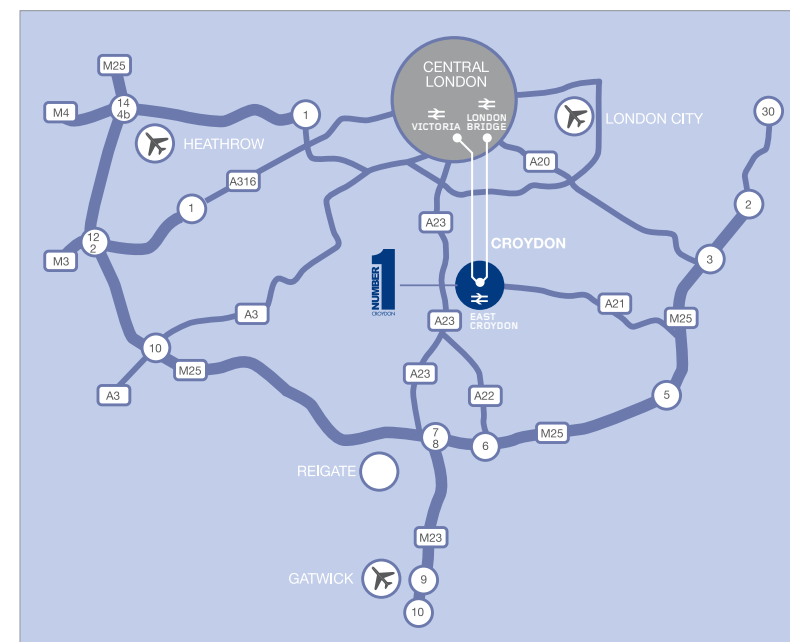
The building has been completely transformed, both externally and internally. A rolling refurbishment programme has brought the office accommodation up to 21st century standards with a new air conditioning system. There is now a total of 25,010 sq ft (2,323 sq m) available on flexible open plan floor plates.



Prime Location

Croydon is strategically located on the A23, main arterial route between Central London and the M25 motorway, 12 miles south of Central London and within close proximity of both Gatwick and Heathrow airports.

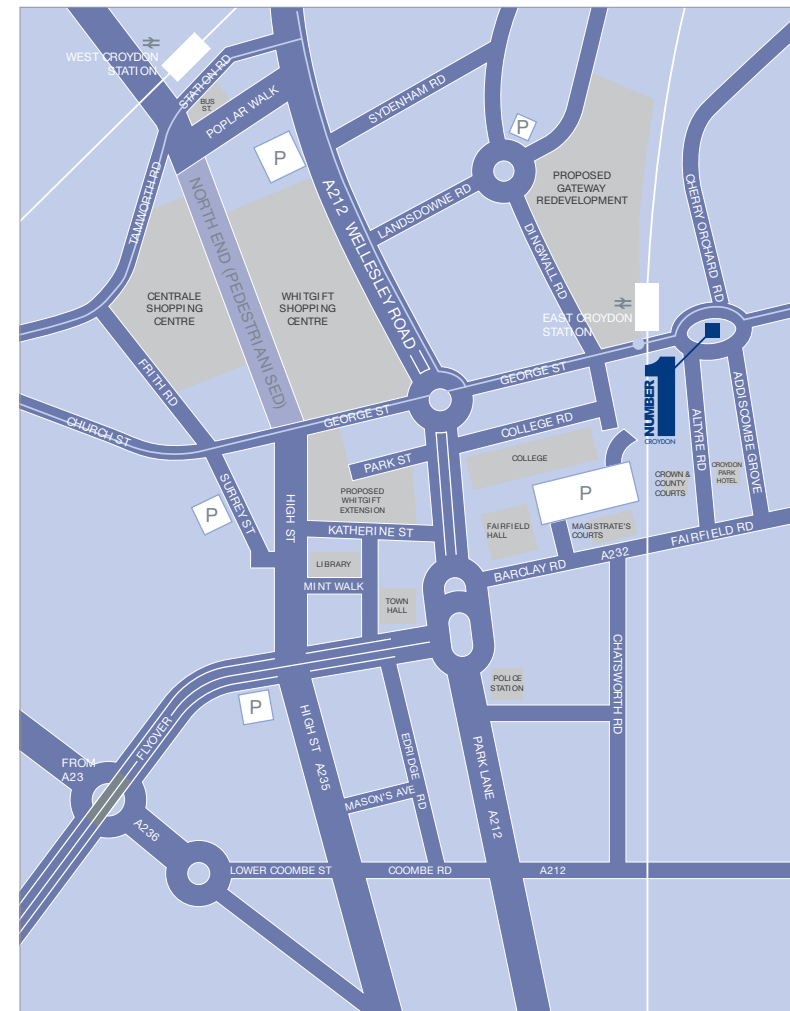
No 1 Croydon is located next to East Croydon train station providing fast and frequent services to Central London and Gatwick Airport. The new Croydon Tramlink service which provides services from Wimbledon to Beckenham is also located at East Croydon station. The mainline rail and tram services will shortly be joined by the new extension to the East London tube line which is being extended to West Croydon station. Work has commenced and is due to complete in 2010.



Communication & Amenities

No.1 Croydon is situated on Addiscombe Road, immediately adjacent to East Croydon station. Rail communications from the station are exceptional linking Croydon with Central London and the south coast. Regular services depart into London Victoria station with a fastest journey time of 15 minutes and London Bridge with a fastest journey time of only 12 minutes. Direct services to Gatwick airport also run regularly and take only 15 minutes. The Thameslink service also links Croydon with Kings Cross, Blackfriars, London Luton Airport and Brighton.

Croydon is one of the biggest retail offers outside of central London, all within 5 minutes walk of the building. The Whitgift shopping centre is one of the country's top five shopping destinations and the newly developed Centrale shopping centre is anchored by a new major House of Fraser store.

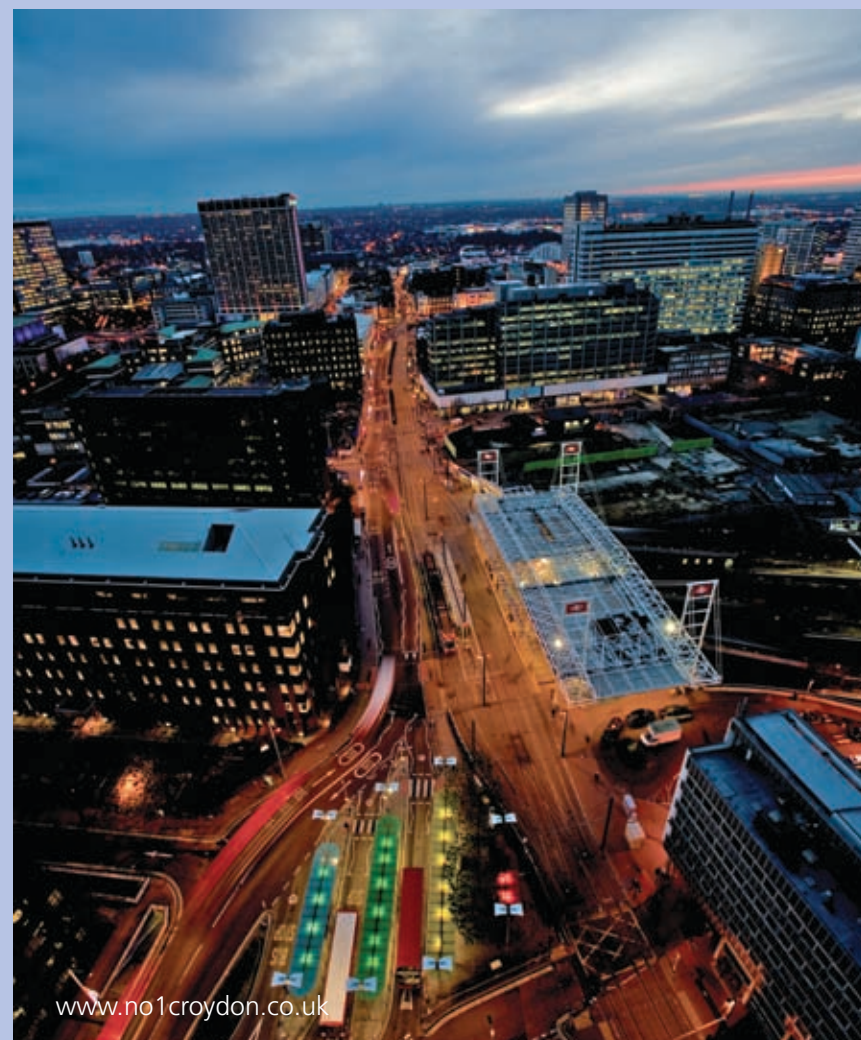
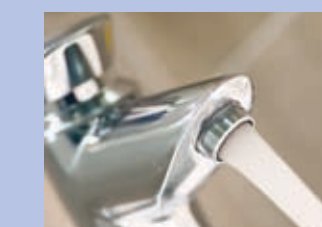
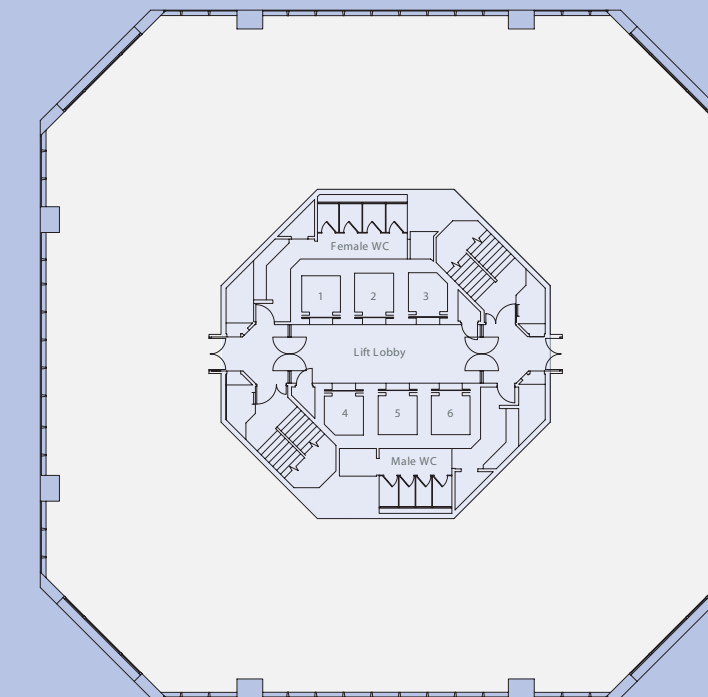


Specification

The office space has been transformed to meet modern occupational needs and includes the following:

- New Ceiling mounted VRV Air-conditioning
- New Suspended Ceilings
- New LG7 Compliant Light Fittings
- Full Access Raised Floors with a 45mm Clear Void
- New Window Blinds
- New Carpets
- Refurbished Lift Lobbies
- Floor to Ceiling Height 2.4m
- Refurbished Toilets
- Six Passenger Lifts
- Refurbished reception
- Basement car parking is available at 1:2000 sq ft net within the quoting rent. Further car parking is also available up to a ratio of 1:917 sq ft net at extra cost.

Floor plan not to scale for identification purposes only





NUMBER 1

CROYDON

www.no1croydon.co.uk

14-16 Addiscombe Road, Croydon CRO 1XT

NUMBER 1

CROYDON

Lease

Upon Application

Contact

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Refurbished Offices To Let
From 2,559 sq ft to 25,010 sq ft