

# LANSDOWNE BUILDING

1 LANSDOWNE ROAD, CROYDON, CR9 2ER



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

The office space in Croydon's Landsdowne Road is positioned in one of the most modern and prominent buildings in central Croydon. Occupying two floors, the offices are attractive and comfortable with some backing on to a stunning atrium. With a stylish glass-fronted entrance, the lobby features sculpture and artwork by local artists, creating a stimulating and dynamic environment. Located in the main business district, neighbours include consultancy firms and banks as well as retail businesses and hotels. Croydon is London's third main central business district, and south London's main business centre. Well-served by transport links, it is also the second-largest shopping area in the south east of England with a wide range of amenities coupled with open green spaces.

## LOCATION

By Road:

FROM CENTRAL LONDON

Take the A23 south to Croydon.

Turn left into Epsom Road which leads into Duppas Hill Road (A232).

Follow the A232 over the Croydon flyover and turn left at the first roundabout onto Park Lane.

Stay in the right hand lane and go through the Croydon Underpass.

Continue past the Whitgift Center (on your left) in the right hand lane until you reach a set of traffic lights which allow you to turn right(near the large silver BT Building)

Turn right to double back onto the adjacent carriage way (Wellesley Road) in the opposite direction.

Stay in the left hand lane and take the first turning on the left, (signposted to Dingwall Road).

At the end of Sydenham Road turn right into Dingwall Road and continue to the roundabout.

Turn right (3rd exit)into Lansdowne Road.

The Lansdowne Building is located approximately 500 yards on the left opposite the Fairfield Hotel.

FROM THE M25

Take the A23 signposted Croydon.

When you reach Croydon turn right into Stafford Road which leads into Duppas Hill Road (A232).

Follow directions above.

CAR PARKING

There is underground and outside parking available on request.

The nearest public parking is 200 yards away.

By Air:

FROM GATWICK AND HEATHROW AIRPORTS

Direct rail service from gatwick to center of Croydon.

By Public Transport:

East Croydon station is a Four minute walk away with services to Gatwick airport and central London.

From East Croydon station turn right then right again into Dingwall Road, walk to the end of the road and turn left at the roundabout, we are on the left hand side opposite Fairfield Hotel.

West Croydon station offers train services to popular residential suburbs and a bus route to Victoria station in central London.

## SPECIFICATION/AMENITIES

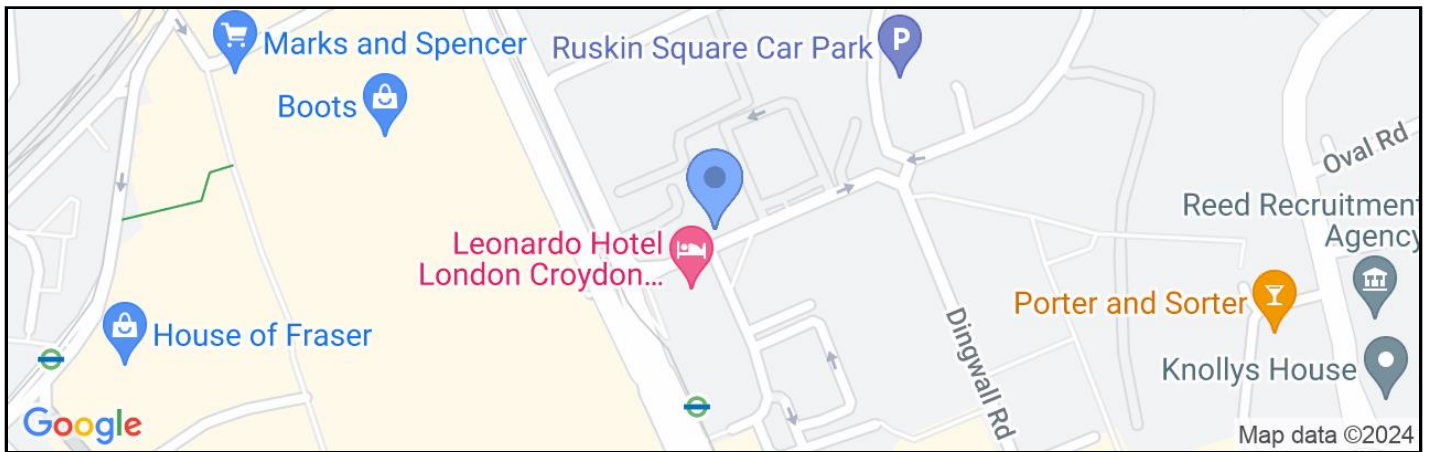
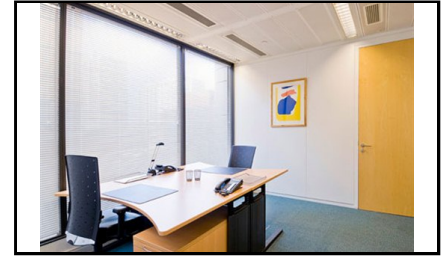
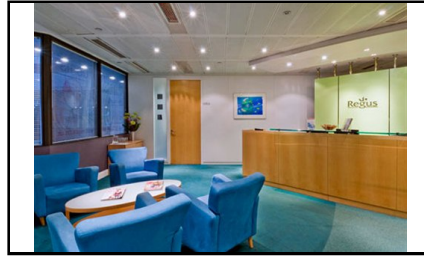
- 24hr access
- IT, Telecoms and Free secure WiFi
- Printers, scanners and photocopiers
- Dedicated specialist support from our helpful centre teams
- Fully furnished with kitchen facilities

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## TERMS

### LEASE

Flexible by arrangement

## VIEWING

Viewing strictly by prior appointment with the sole agent:

**ANDREW MCCALLUM**

0203 440 9809

andrew@gryphon.uk.com

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. February 2024