

LONDON
SQUARE

An Aldar Company

WORKS

CROYDON

UNITS A & B
ST MICHAELS SQUARE
AVAILABLE NOW

UNIT A UNDER OFFER



TWO UNIQUE CLASS E OPPORTUNITIES IN THE HEART OF CROYDON
ADJACENT TO TRAM, TRAIN & BUS STATIONS

LOCATION

Croydon is a thriving town within South London, the area is served well by location transport with multiple connections to Central London via tube, train, tram and bus. St Michael's Square is positioned in the centre of West Croydon adjacent to the West Croydon Station and Tramlink as well as West Croydon Bus Station.

St Michael's Square is the new gateway to the town centre, providing extensive public realm across an attractive new square immediately opposite bus, tram and train interchanges for West Croydon.



ACCOMMODATION

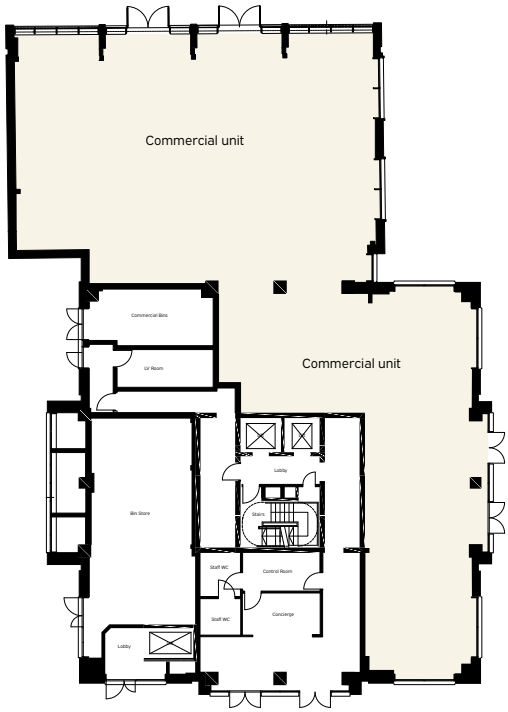
St Michael's Square offer unique retail opportunities within Tower A and B of the development, both housing high quality residential above. Showcasing striking triple height space, each unit has the opportunity for full mezzanine cover as well as the potential for different subdivisions. Set behind either an attractive modern or beautiful historic facade the units can offer a range of frontage styles and potential for outside seating.*

Please see below layout plans and areas for each unit.

TOWER A – UNDER OFFER

Approximate Gross Internal Area	
Ground Floor	4,823 sq ft
Mezzanine*	4,823 sq ft

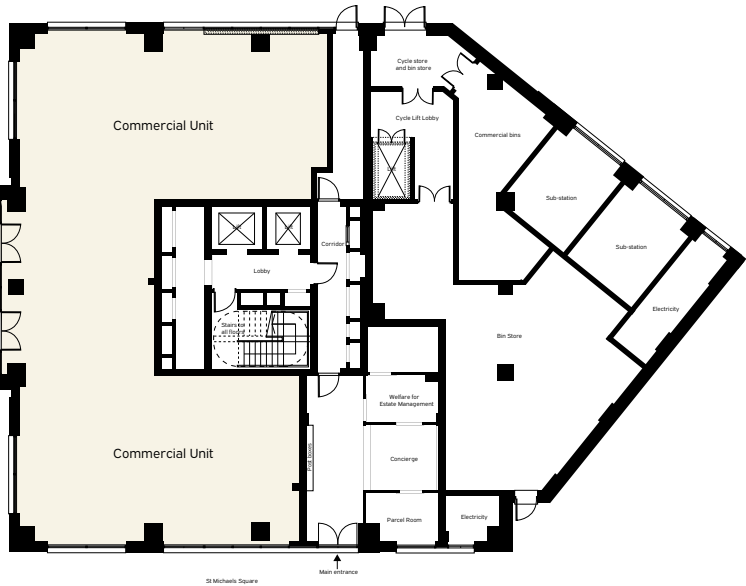
*option for full mezzanine cover on each unit or possible sub divisions



TOWER B

Approximate Gross Internal Area	
Ground Floor	2,550 sq ft
Mezzanine*	2,550 sq ft

*option for full mezzanine cover on each unit or possible sub divisions



*Subject to necessary consents

SPECIFICATION

TOWER A

UNDER OFFER

USE CLASS	A1, A2, A3, A4 or A5. Section 73- Class E
AREA GIA SQ FT	4823
WATER PROVISION	Water x3 @22mm internal supply (route via basement)
GAS PROVISION	Gas x3 @32mm supplies
ELECTRICITY PROVISION	Coiled Cable to one location. Open Reach x3 Red Care x4. Satellite/TV Fibre x1
EXTRACTION	x1 Riser Space for single unit.
DRAINAGE	Drainage x2 @100mm dia

TOWER B

USE CLASS	A1, A2, A3, A4 or A5. Section 73- Class E
AREA GIA SQ FT	2550
WATER PROVISION	Water x2 @25mm supply
GAS PROVISION	Gas x2 @32mm supplies
ELECTRICITY PROVISION	Coiled Cable to one location. Open Reach x3 Red Care x4. Satellite/TV Fibre x1
EXTRACTION	x1 Riser Space for single unit (no split to unit)
DRAINAGE	Drainage x2 @100mm dia



TERMS

Available for Lease or Sale.

LEASE

New effective full repairing and insuring lease on terms to be agreed.

RENT – TOWER A – UNDER OFFER

£145,000 per annum, exclusive of VAT, business rates and service charges.

RENT – TOWER B

£85,000 per annum, exclusive of VAT, business rates and service charges.

SALE

New long leasehold interest for a term of 999 years.
Tower A - £1,800,000 ex VAT
Tower B - £975,000 ex VAT

VAT

The property is elected for VAT and this will be payable on the rent and purchase price.

SUBJECT TO CONTRACT



Computer generated imagery of London Square Croydon

DEVELOPER



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