

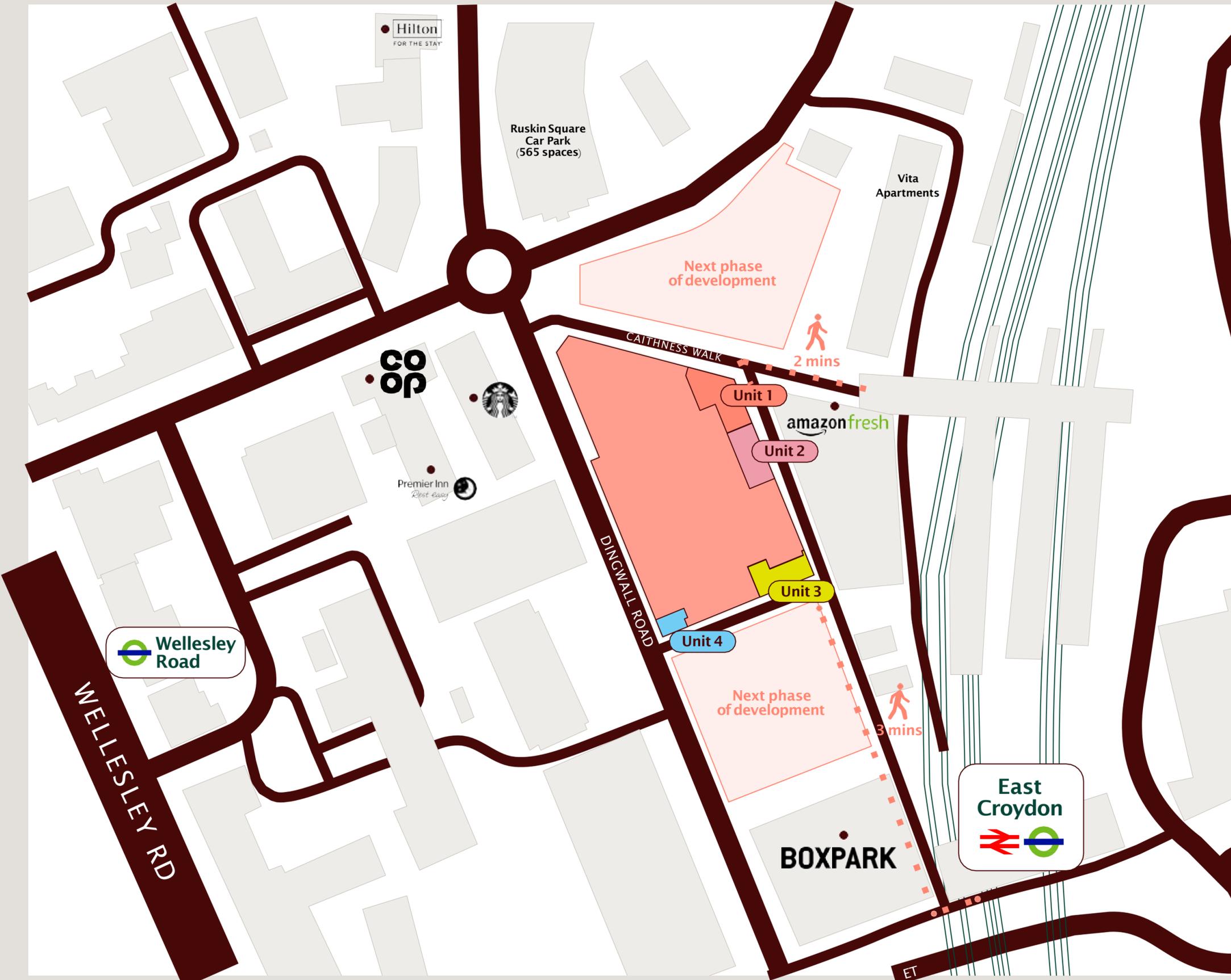
**6,545** <sup>SQ</sup><sub>FT</sub>  
of retail space

**ruskin  
square**

# Welcome to Ruskin Square.

One of London's most spectacular developments – 2 million sq ft of offices, shops and homes, buzzing with excitement, connected to the world, balancing life, work and leisure. Train station included.





# A bright & busy future.

Unit 1	 <b>BANNING</b> DENTAL GROUP
Unit 2	<b>AVAILABLE</b>
Unit 3	<b>AVAILABLE</b>
Unit 4	<b>tas:</b>

# 3,485 sq ft of available space.

**Unit 01**  
2,468 sq ft

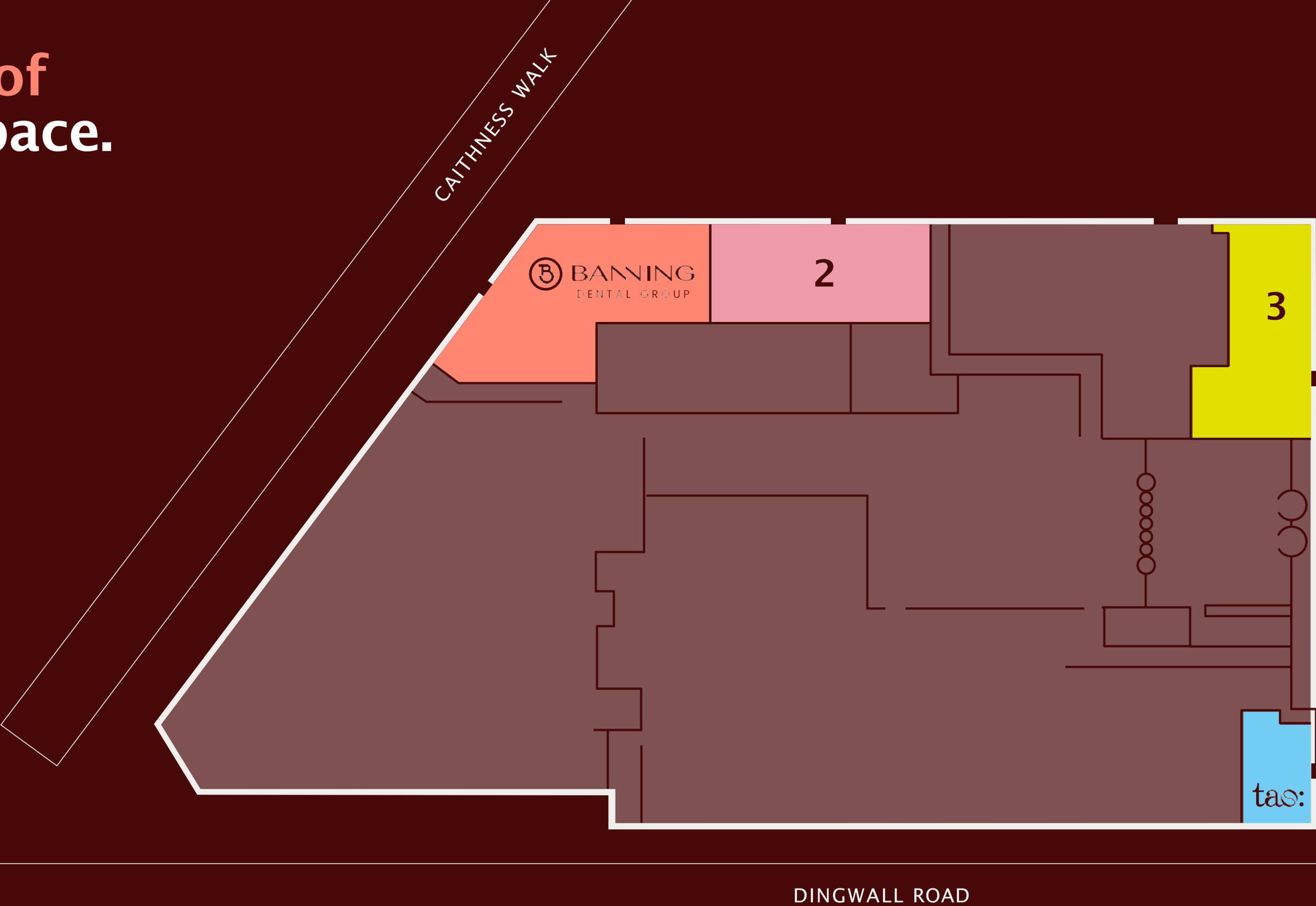
**Unit 02**  
1,798 sq ft

Available

**Unit 03**  
1,687 sq ft

Available

**Unit 04**  
592 sq ft





**Bags of**  
**potential**

# Unit 02

## 1,798 sq ft

### Lease

A new lease on term to be agreed, contracted outside the Landlord & Tenant Act 1954.

### Rent

On application

### Planning

The property benefits from use class A1-A5.

### Rates

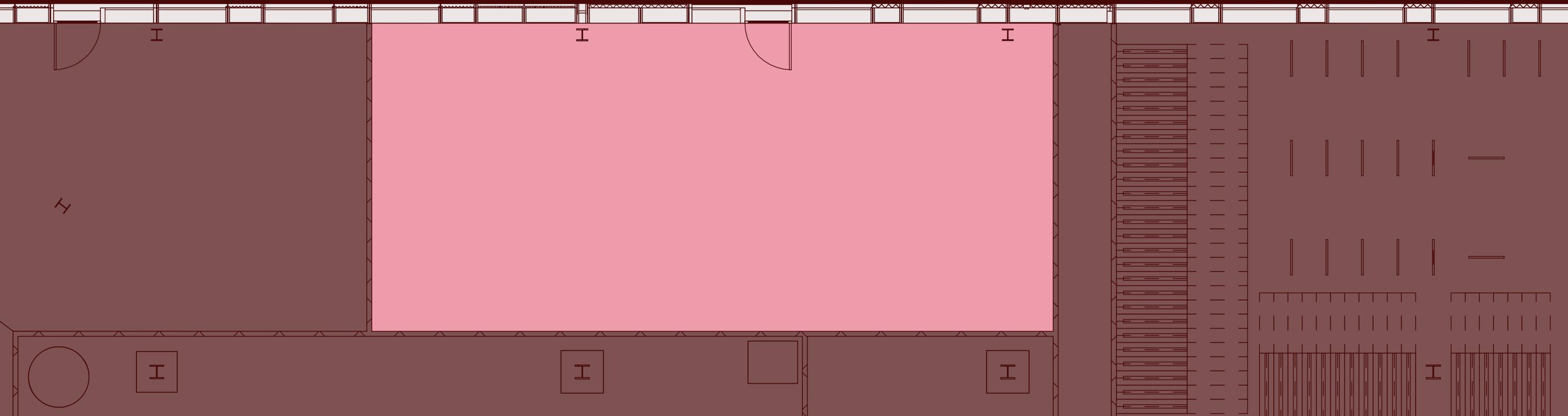
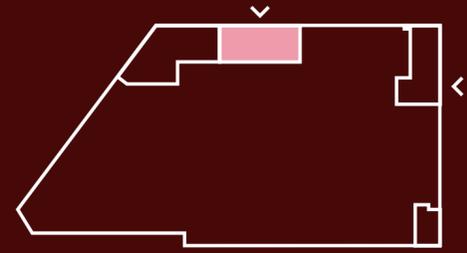
The unit is to be valued. Interested parties are advised to make their own enquiries with the Local Authority.

### Service charge & insurance

A service charge and insurance premium contribution calculated on a floor area apportionment basis will be payable for the duration of the term. Further details can be provided upon request.

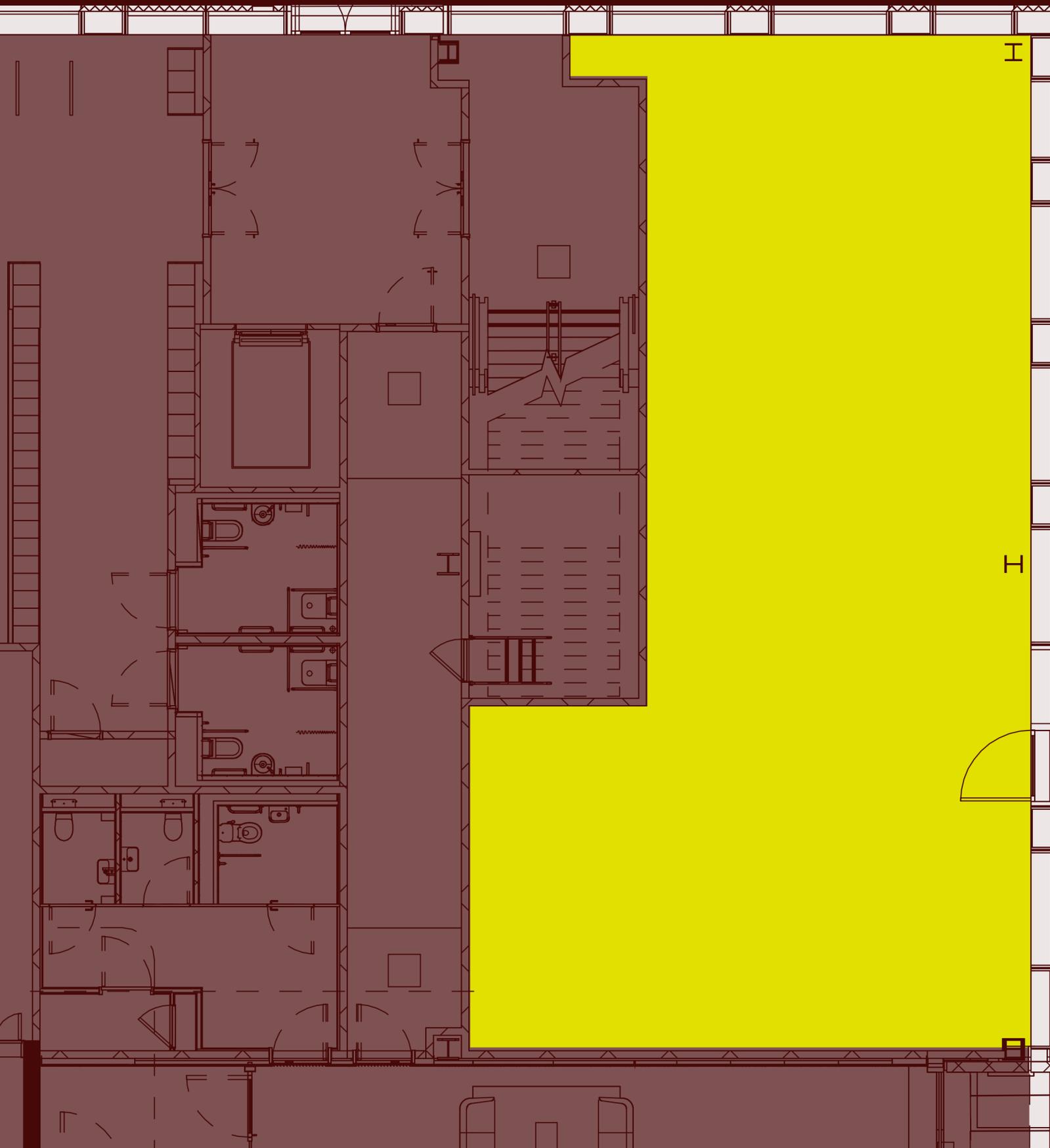
### Timing

Immediate



# Unit 03

1,687 sq ft



### Lease

A new lease on term to be agreed, contracted outside the Landlord & Tenant Act 1954.

### Rent

On application

### Planning

The property benefits from use class A1-A5.

### Rates

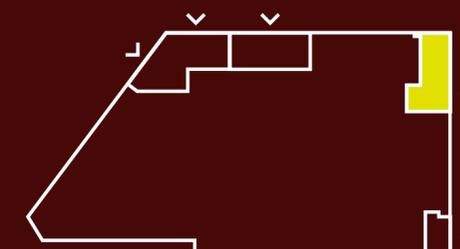
The unit is to be valued. Interested parties are advised to make their own enquiries with the Local Authority.

### Service charge & insurance

A service charge and insurance premium contribution calculated on a floor area apportionment basis will be payable for the duration of the term. Further details can be provided upon request.

### Timing

Immediate



# On your doorstep

Croydon has a long-standing reputation as a place of outstanding art, music and creativity.

It offers a vibrant shopping experience with a variety of independent stores, markets and international food shops.

### Culture

- 01 Fairfield Halls

### Food & Drink

- 02 Basil & Grape
- 03 BoxPark Croydon
- 04 Crisis Coffee
- 05 Crushed Bean
- 06 Fern
- 07 Ludoquist

### Business spaces

- 09 Corinthian House
- 10 One Croydon

### Shopping

- 03 BoxPark Croydon
- 13 Centrale Shopping Centre
- 14 Whitgift Shopping Centre



01 Fairfield Halls – 1,800 seat concert hall



13 14 Centrale & Whitgift Shopping Centres



03 BoxPark Croydon – food, drink, shops and events



# Something for everyone

3<sup>rd</sup> largest business hub outside of central London

30+ multinational business call Croydon home



20k sq ft events space/nightlife venue at BOXPARK which has hosted artists such as Stormzy and JME

2,000+ Croydon-based businesses

5.8m sq ft of commercial space across the town

### In good company:

Croydon is home to a whole host of occupiers, from large global firms to ambitious young tech firms.

# Well Connected.

**23.3m** passengers use East Croydon Station each year

**22m** passengers use the Tramlink each year

**85,000** passengers alight at the dedicated Ruskin Square stop each year

**17** overground stations in the borough

**43** bus routes in the borough

## Attracting big talent:

Croydon's exceptional transport links have played a pivotal role in fostering a vibrant and diverse community, attracting talent from not only London and the South East but also from beyond. The influx of diversity has created a dynamic melting pot that fuels continuous growth across various sectors including arts, education and business.

**95k** London's largest youth population between 0-17 years old

**c.3m** people hold a degree qualification or higher in the wider London area

Croydon has been named  
**London Borough of Culture for 2023**

Croydon is home to one of  
**London's New Creative Enterprise Zones**



EST 1892 **LSBU** London South Bank University

**CROYDON**  
Music City

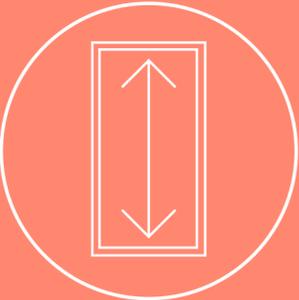
The  
**BRIT**  
SCHOOL

**C** Croydon College

**CRO**

**THIS IS CROYDON**

# High Specification



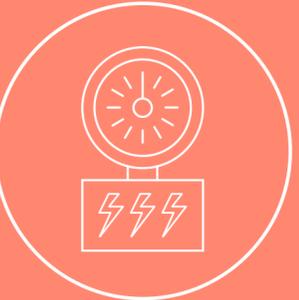
Full Height Frontage  
already installed



General ventilation louvres  
installed to facade



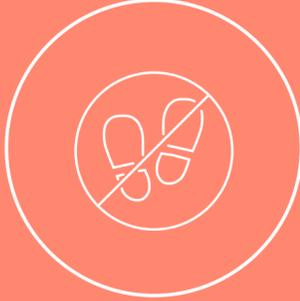
Metered mains  
water supply



Metered main  
electricity supply



Deliveries and waste  
collection strategy



First floor footfall  
vibration limitation



Sound insulation



Units 1 and 2  
combined or split

# RUSKIN SQUARE

## Contact

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BRUCE  
GILLINGHAM  
POLLARD

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