

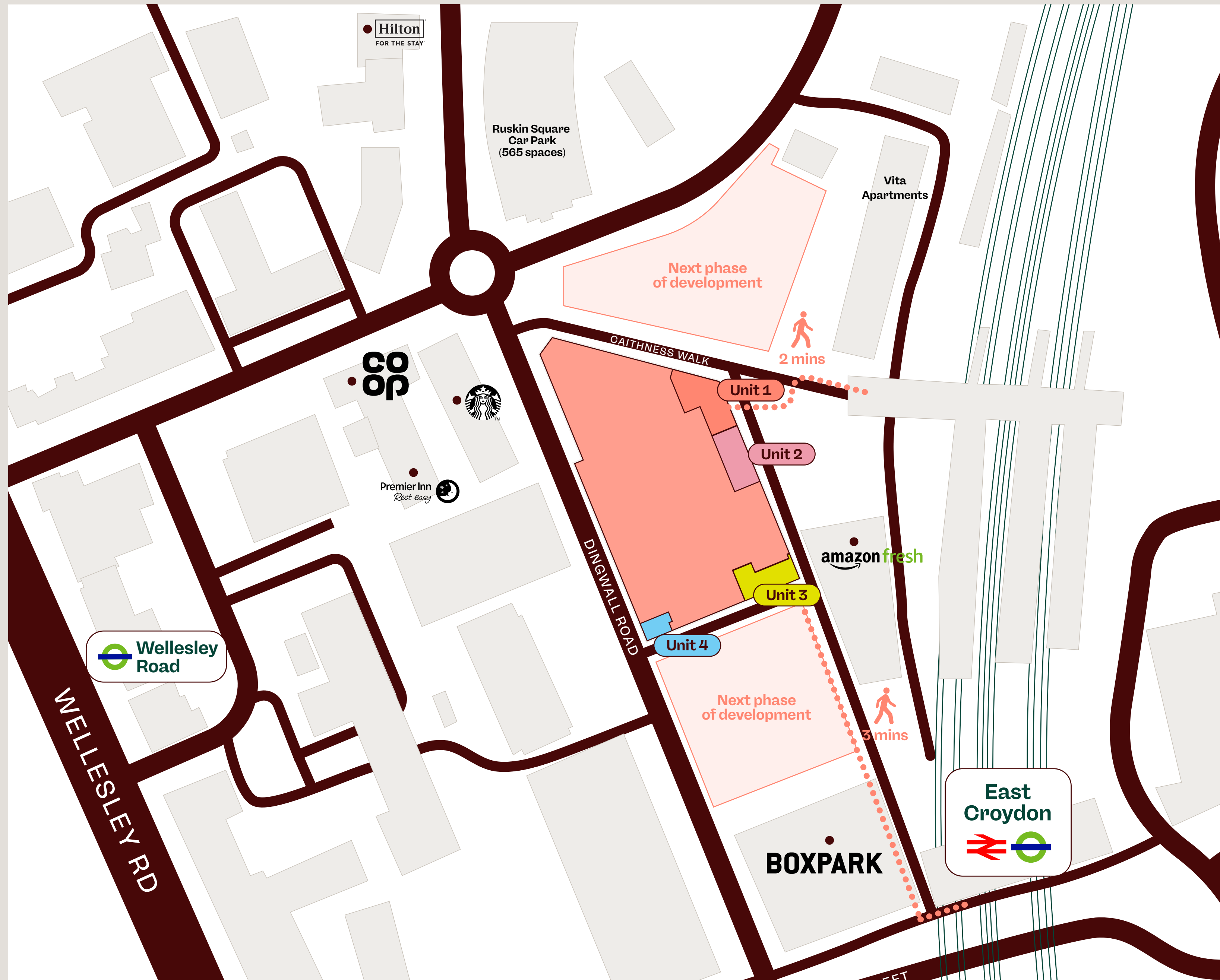
6,545 ^{sq}_{ft}
of retail space

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.**

6,545 sq ft of available space.

Unit 01
2,468 sq ft

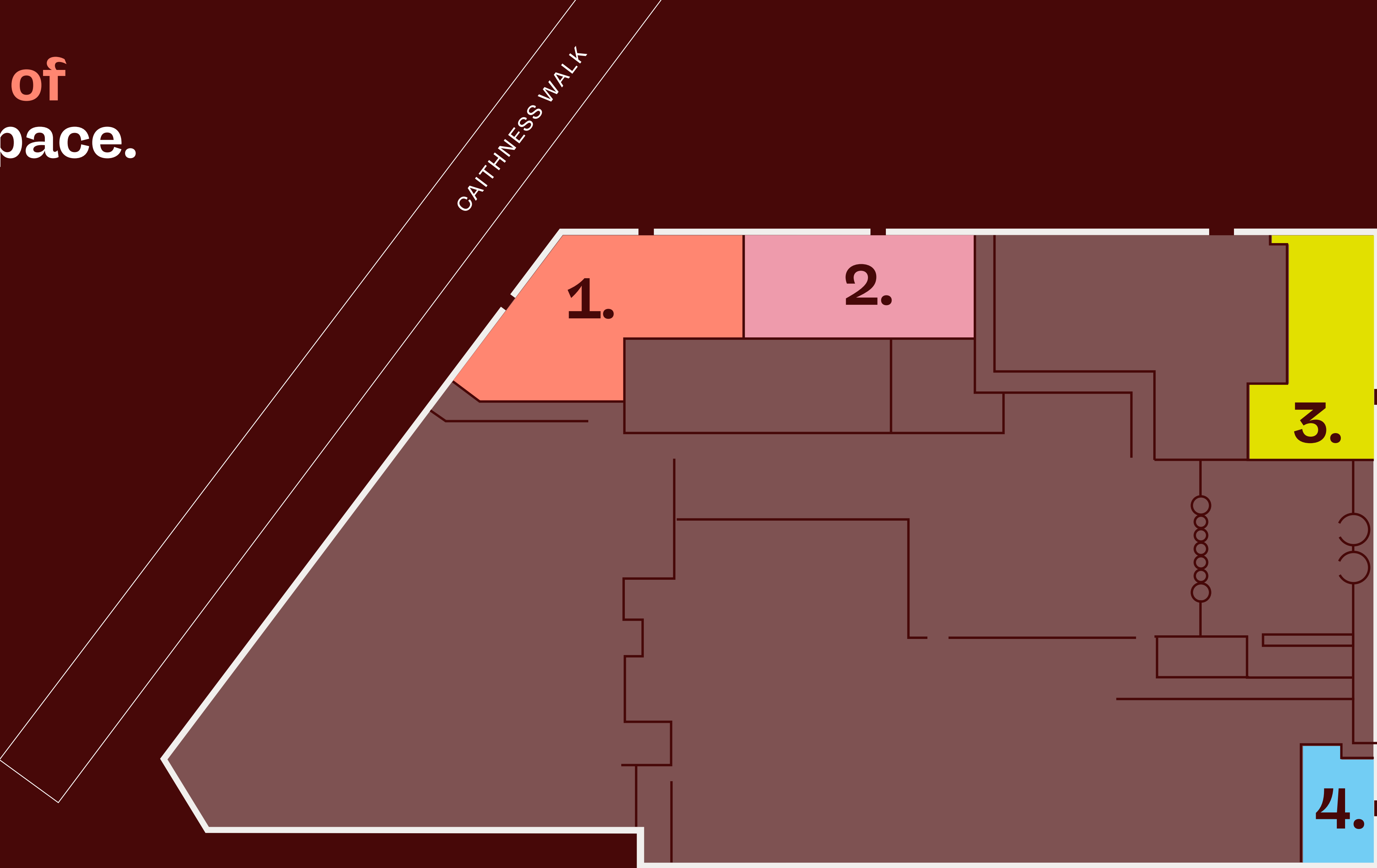
Under Offer

Unit 02
1,798 sq ft

Unit 03
1,687 sq ft

Unit 04
592 sq ft

Under Offer

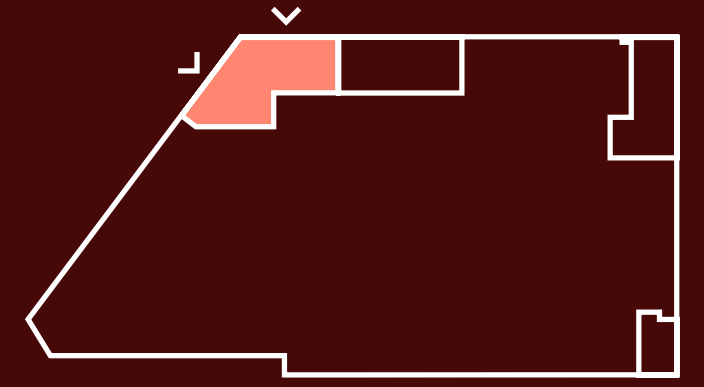


DINGWALL ROAD

Unit 01

2,468 sq ft

Under Offer



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

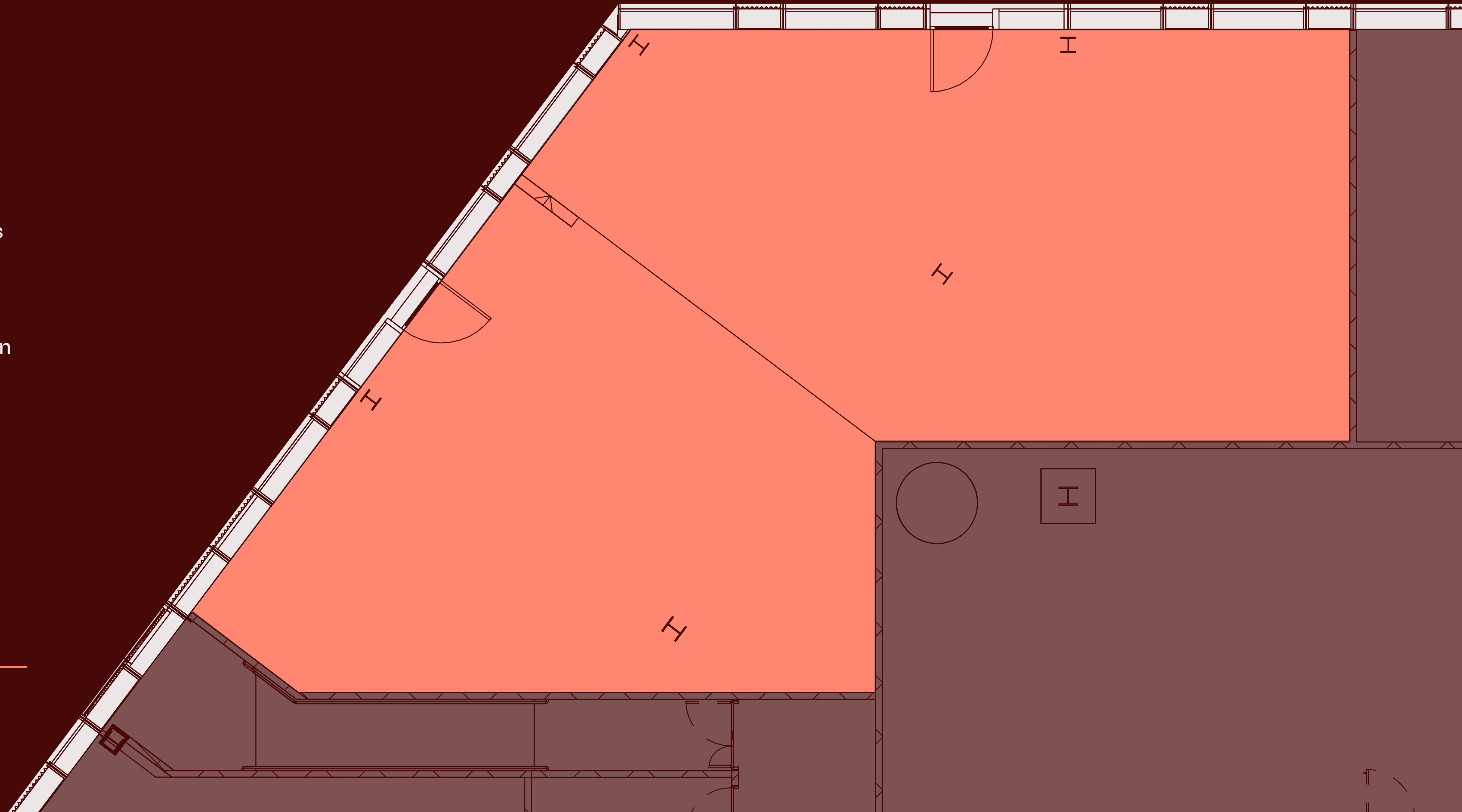
The unit is to be valued. Interested parties are advised to make their own enquiries with the Local Authority.

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





**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

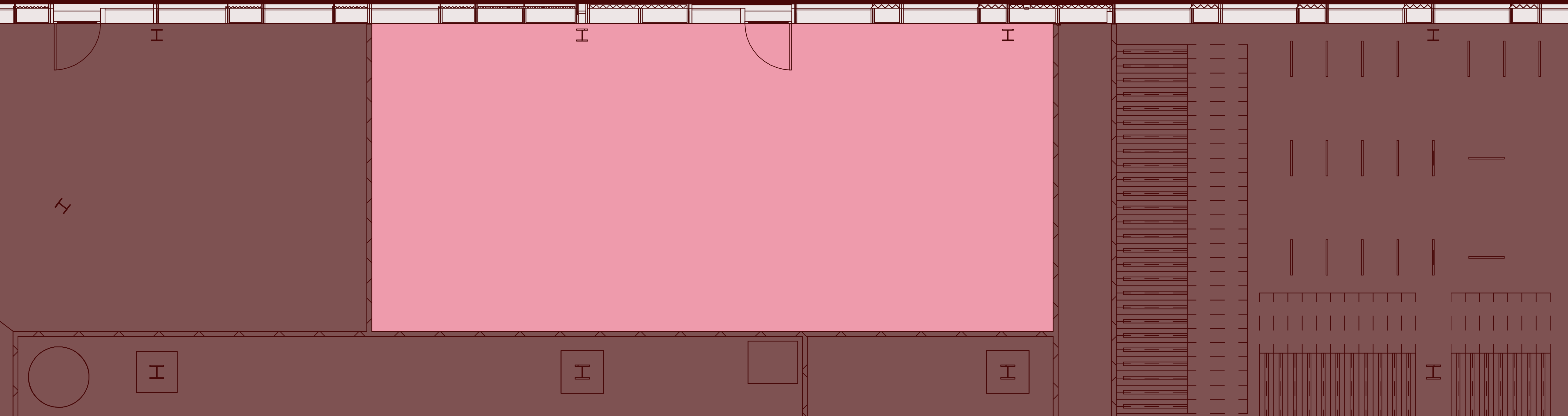
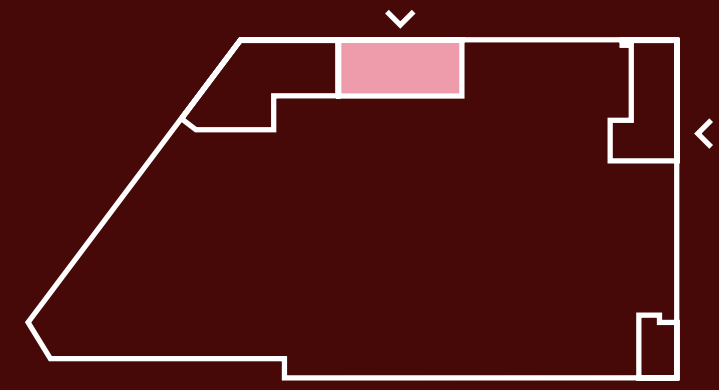
The unit is to be valued. Interested parties are advised to make their own enquiries with the Local Authority.

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.

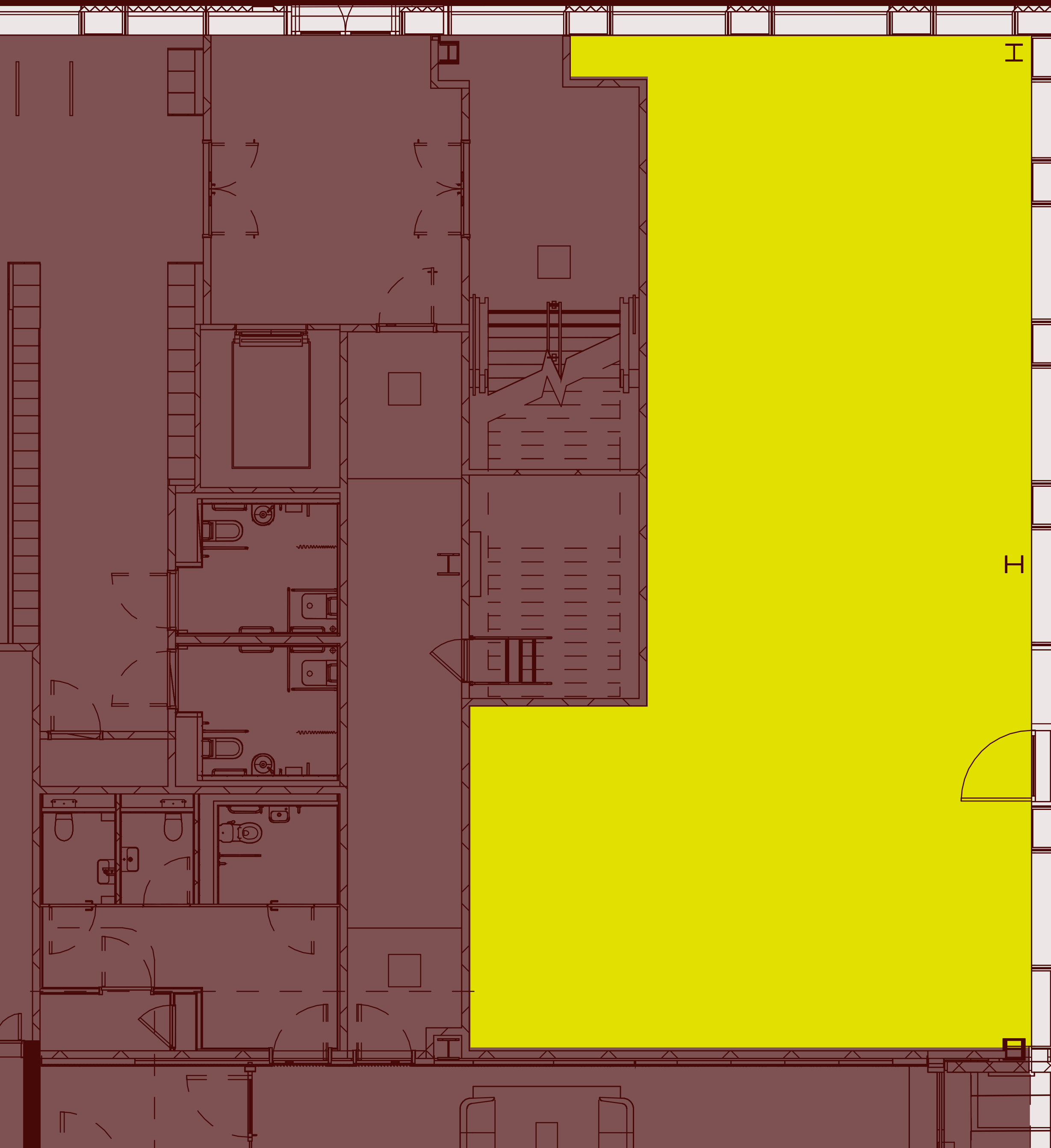
Timing

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

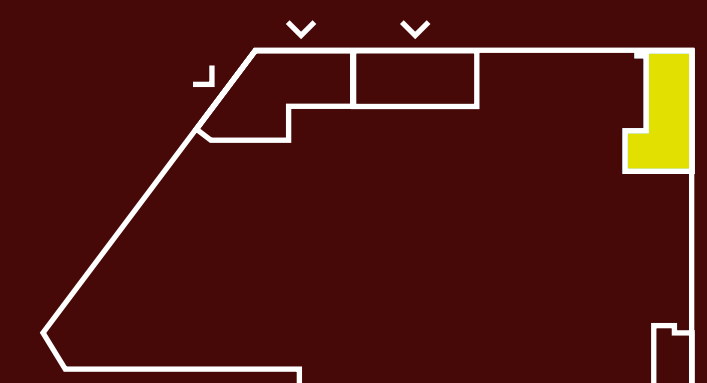
The unit is to be valued. Interested parties are advised to make their own enquiries with the Local Authority.

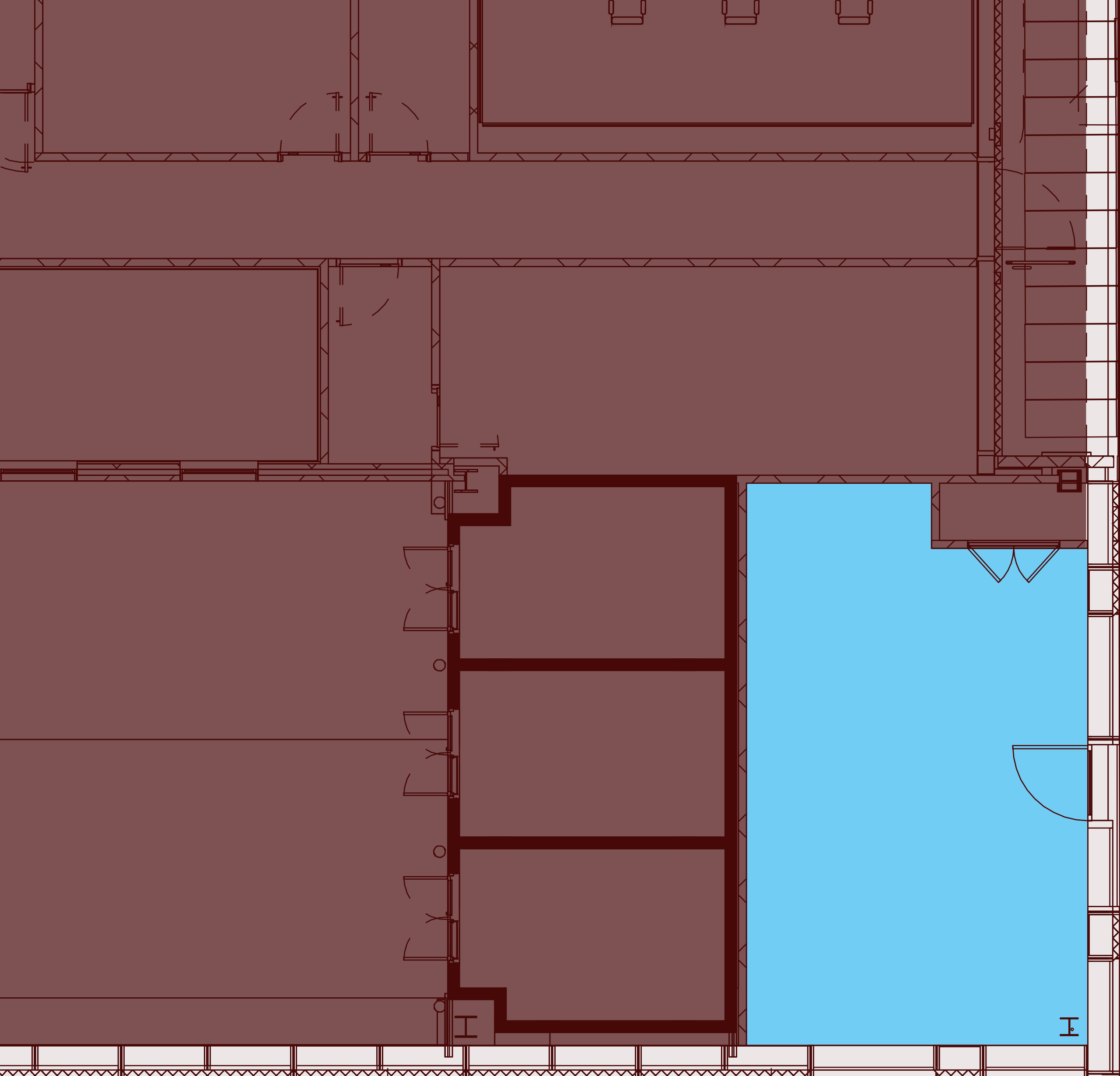
Service charge & insurance

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





Under Offer

Unit 04

592 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

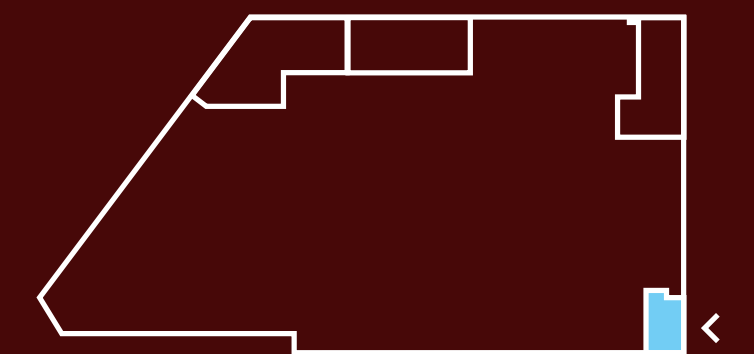
The unit is to be valued. Interested parties are advised to make their own enquiries with the Local Authority.

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

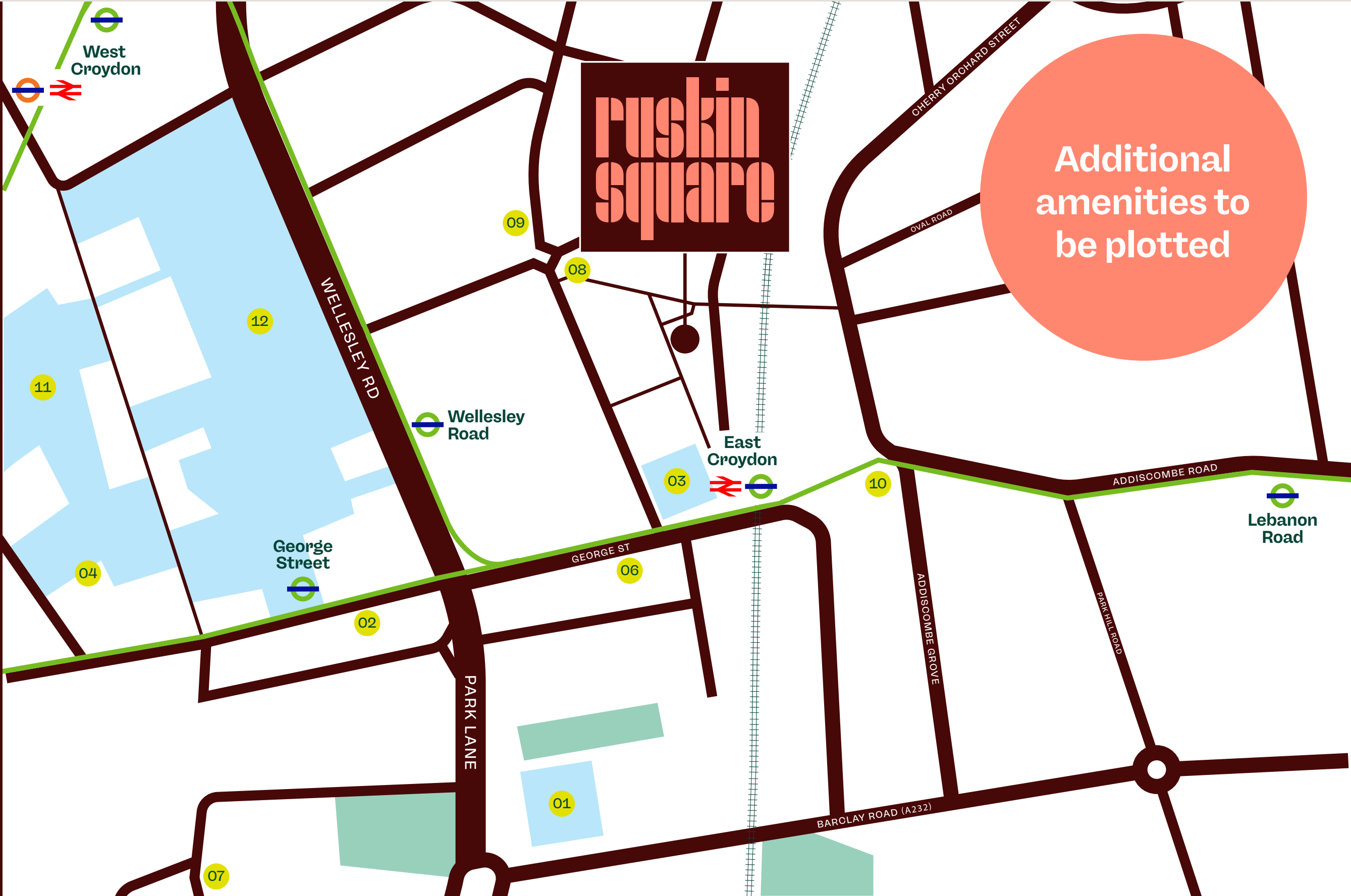
- 02 Basil & Grape
- 03 BoxPark Croydon
- 04 Crisis Coffee
- 05 Crushed Bean
- 06 Fern
- 07 Ludoquist

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

3rd 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

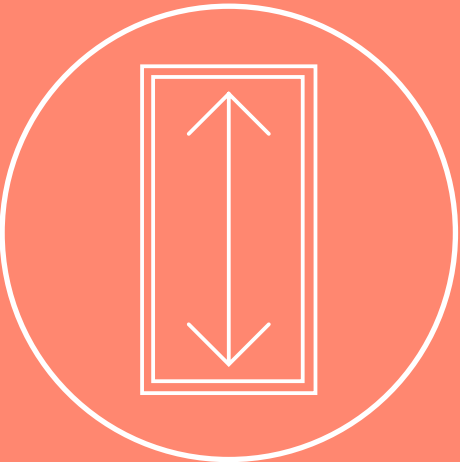
Croydon has been named **London Borough of Culture for 2023**

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



 LSBU London South Bank University	 CROYDON Music City	 The BRIT SCHOOL
 Croydon College	 CRO	THIS IS CROYDON

High Specification



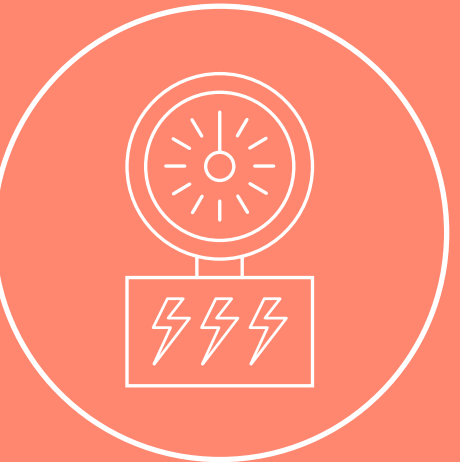
Full Height Frontage
already installed



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



Thea Rowe
07973 292 150
thea@brucegillinghampollard.com

Emily Dumbell
07805 259 793
emily@brucegillinghampollard.com



Henry Foreman
07469 155 716
henryforeman@fmx.co.uk

Hugo MacKichan
07534 438 411
hugomackichan@fmx.co.uk

Misrep Act

The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents have any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Joint Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

March 2024

Designed and produced by Graphicks | 020 3435 6952 | www.graphicks.co.uk

