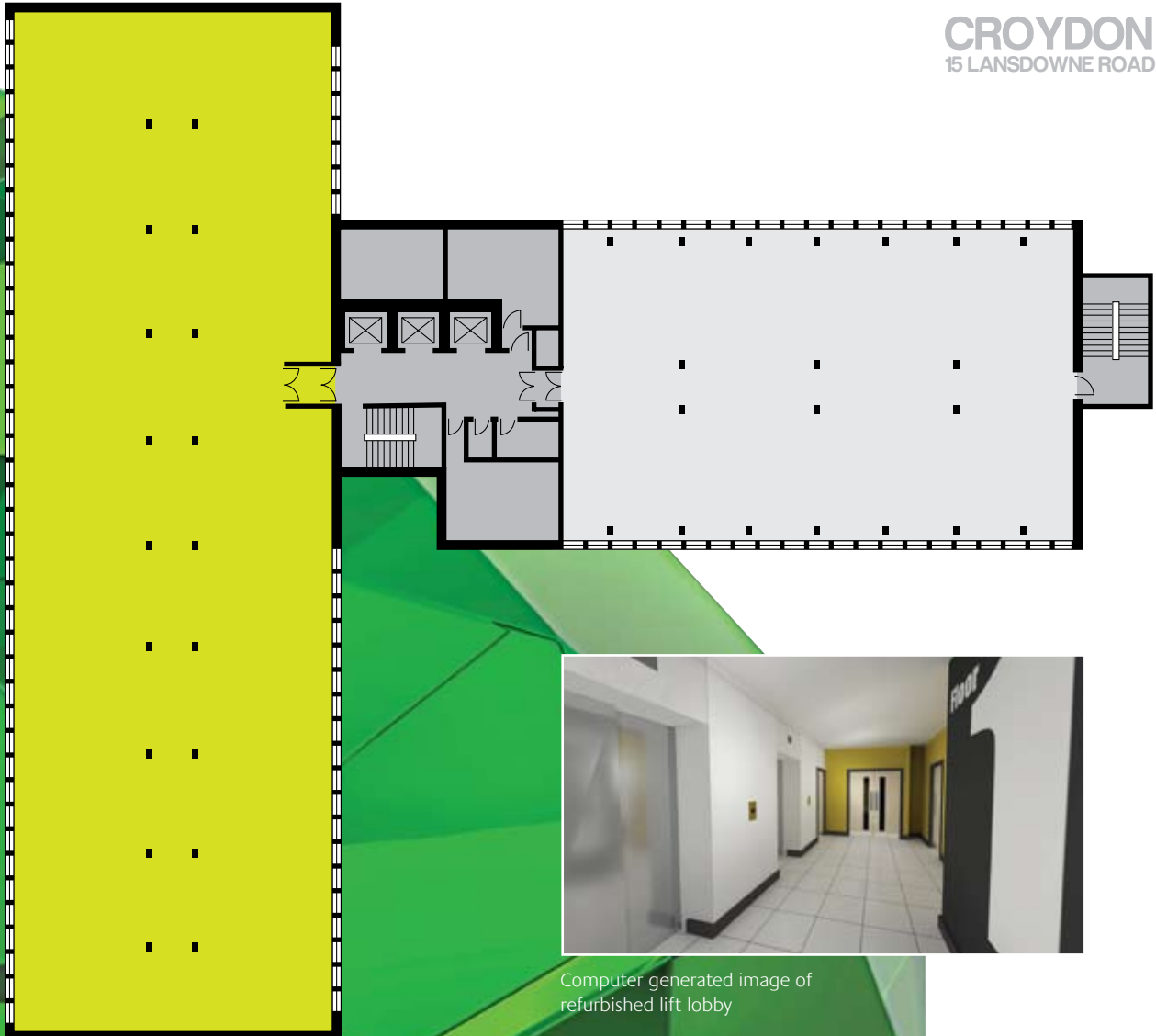


emerald house

CROYDON
15 LANSDOWNE ROAD

typical upper floor



Computer generated image of refurbished lift lobby

a cut above the rest...

Floor areas

FLOOR	SQ FT	SQ M	VACANCIES
Twelfth	3,425	318	VACANT
Eleventh	3,425	318	VACANT
Tenth	3,425	318	VACANT
Ninth	3,425	318	VACANT
Eighth	3,425	318	VACANT
Seventh	3,425	318	VACANT
Sixth	3,425	318	VACANT
Fifth	3,425	318	VACANT
Fourth (Front)	7,325	681	VACANT
Fourth (Rear)	3,425	318	VACANT
Third (Front)	7,325	681	VACANT
Third (Rear)	3,425	318	VACANT
Second (Front)	7,325	681	RSA
Second (Rear)	3,425	318	RSA
First (Front)	7,325	681	RSA
First (Rear)	3,425	318	RSA
Ground (Front) East Wing	3,936	366	Cydesdale Bank
Ground (Front) West Wing	2,073	193	VACANT
Ground (Rear)	3,212	298	WSP Group Plc
Reception	1,336	124	-----
Basement Store	2,459	228	VACANT
TOTAL	82,080	7,625	(excluding Reception)
TOTAL VACANT	53,432	4,964	

Measured on a net internal basis in accordance with the RICS Code of Measuring Practice current edition.

Please refer to website for current availability: www.emeraldhousecroydon.co.uk