

# RENAISSANCE

CROYDON

UNCOMPROMISING VALUE

QUALITY

NEW  
GRADE A  
OFFICES

ENVIRONMENT

BREEAM  
EXCELLENT  
(2011) RATED

VALUE

RENT FROM  
ONLY £22  
PER SQ FT



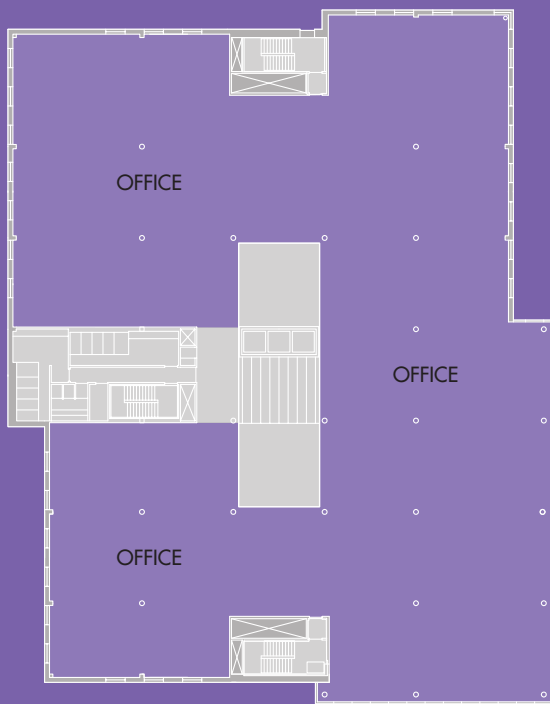
CGI

NEW GRADE 'A' OFFICES. 97,038 SQ FT OVER 5 FLOORS  
ON SITE MAY 2012 – DELIVERY SUMMER 2013

# THE HIGHEST QUALITY NEW OFFICE BUILDING AT THE LOWEST PRICE INSIDE THE M25



RENAISSANCE PROVIDES FLEXIBLE, UNBROKEN FLOORPLATES OF CIRCA 20,000 SQ FT, ALL OF WHICH ARE CAPABLE OF EASY SUB-DIVISION. AN IMPRESSIVE 97,038 SQ FT (9,015 SQ M), FIVE STOREY OFFICE BUILDING, IT WILL OFFER EXCEPTIONAL QUALITY AT AN AFFORDABLE PRICE.



## TYPICAL UPPER FLOOR

Not to scale. For indicative purposes only. Floor areas are estimated from plans on a net internal basis in accordance with the RICS Code of Measuring Practice current edition.

## FOR MORE INFORMATION:

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## HIGH QUALITY & PRIME LOCATION

Renaissance is designed to Grade A specification and will be delivered within tightly controlled costs, making occupation reassuringly economical. Renaissance will benefit from a prominent and key location in the centre of Croydon's Central Business District. The building is situated adjacent to East Croydon Station and has direct access to it via the new Dingwall Road footbridge.

## FLEXIBLE SPACE

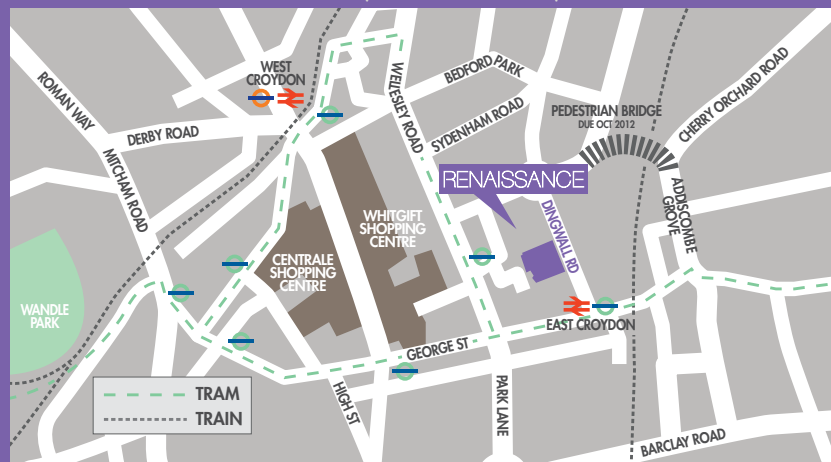
The building offers in-built flexibility to suit occupier preference. Floorplates of circa 20,000 sq ft are designed to be sub-divided to accommodate up to four office occupiers.

## IMPRESSIVE DESIGN

A striking double-height entrance to the building will be created on Dingwall Road. Visitors will approach across a paved entrance plaza before entering a stylish, 1,507 sq ft reception area where three 13-person lifts will enable access to the four light and spacious upper floors.

- BREEAM Excellent (2011)
- EPC 'B' rating
- Flexible 20,000 sq ft sub-divisible floorplates
- Prestigious entrance & reception area
- Energy efficient displacement air conditioning system
- Showers on the ground floor
- 18-space visitor car park
- Bicycle storage & visitor drop off
- Excellent public transport connections
- Low running costs/service charge
- Designed for high levels of occupancy – 1 person per 8 sq m

## RENAISSANCE 9-16 DINGWALL ROAD, CROYDON, CR0 2NA



WWW.RENAISSANCECROYDON.COM

IMPORTANT NOTICE These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. February 2012.

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A DEVELOPMENT BY  
**ABSTRACT**