

SUPERBLY LOCATED EAST CROYDON OFFICES

AVAILABLE FROM 2,089 - 28,046 SQ FT

TWO LETTINGS
COMPLETED IN Q4 2024

A M P

H O U S E

amphouse-croydon.co.uk

DINGWALL ROAD, CROYDON, CR0 2LX

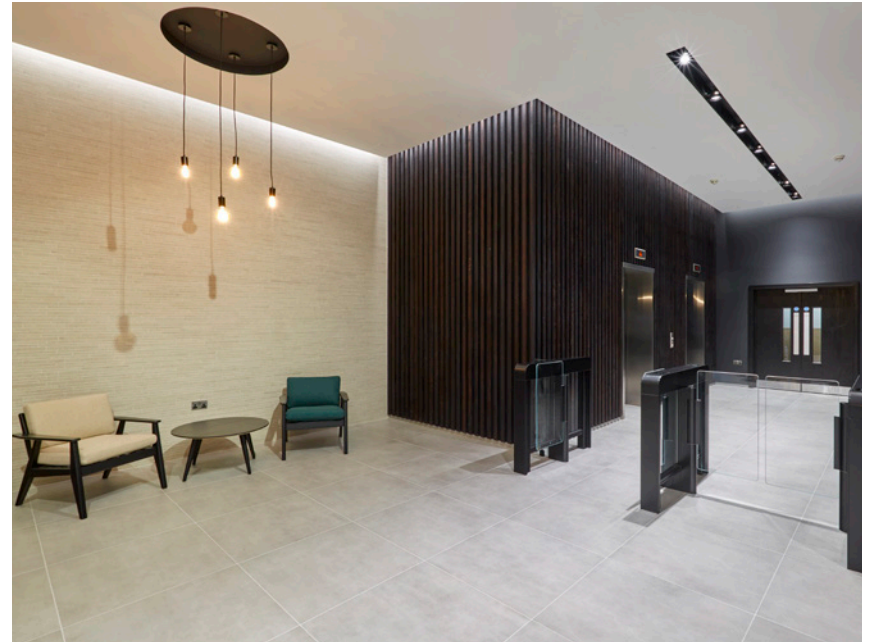


A PROMINENT LANDMARK

AMP House is a landmark Croydon building prominently located at the junction of Dingwall Road and George Street, directly opposite BoxPark and East Croydon Station.

A WARM WELCOME

The newly refurbished building reception provides a modern and professional entrance with a concierge and visitor seating.



IT'S ALL IN THE DETAIL

AMP House provides occupiers with high quality accommodation and a range of building amenities.

Specification ↓



Air conditioning



New LED lighting
(To refurbished suites)



Newly refurbished &
extended reception area
with concierge



24 hour
on-site security



Refurbished WCs



New showers on
multiple floors



4 passenger lifts



Secure cycle store



Secure parking
(1:1,000 sq ft)



4 EV charging points



Current EPC E.
Target EPC B
upon refurbishment.



Building app

FLEXIBILITY TO SUIT YOUR NEEDS

AMP House offers a range of spaces from 2,089 sq ft up to wings of 6,860 sq ft.

There are a range of finishes available including refurbished Cat A and fitted options.

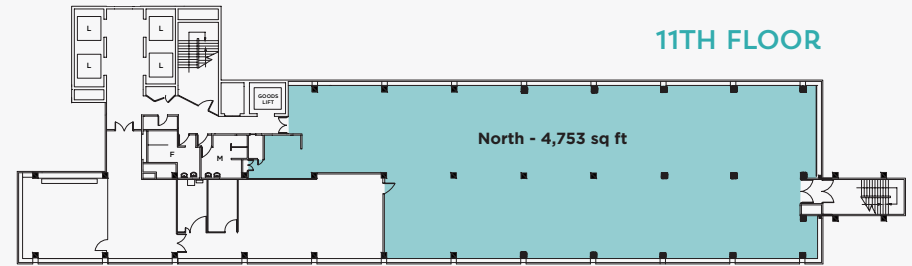
| Floor | sq ft | sq m |
|-------------------|---------------|-----------------|
| 11 - North | 4,753 | 441.56 |
| 10 - North | 6,860 | 637.30 |
| 9 - South | 4,033 | 374.67 |
| 6 - North | 2,089 | 194.07 |
| 3 - North | 6,555 | 608.90 |
| 2 - South | 3,756 | 348.94 |
| Total | 28,046 | 2,605.44 |

(All areas IPMS3 approx.)

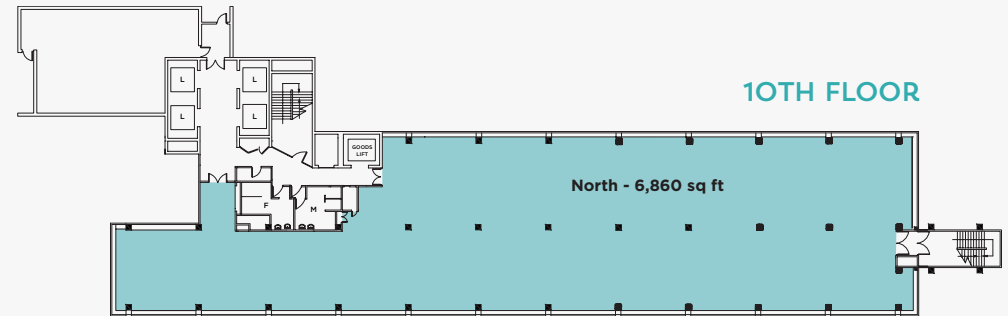


TYPICAL FLOOR PLANS

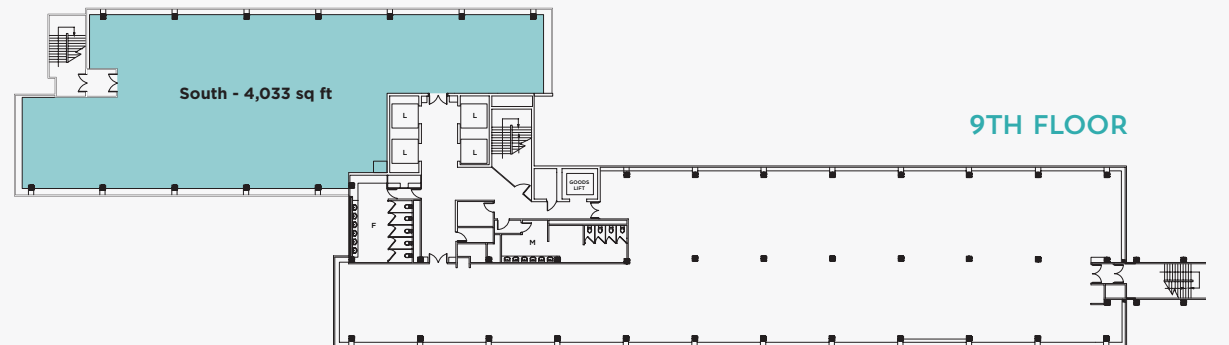
11TH FLOOR



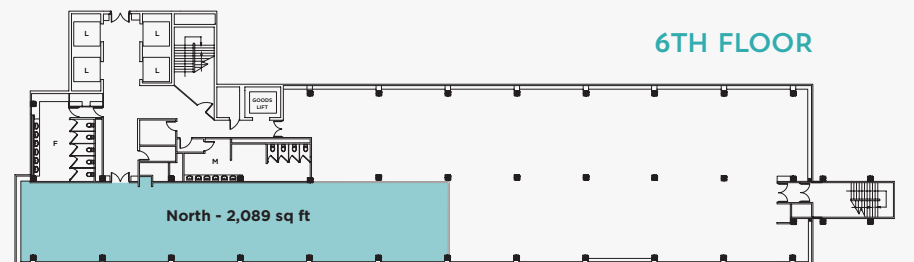
10TH FLOOR



9TH FLOOR



6TH FLOOR



3rd Floor North

See 10th Floor North for indicative layout

2nd Floor South

See 9th Floor South for indicative layout

Not to scale. For indicative purposes only.

A CENTRE FOR GROWTH



RETAIL AND LEISURE

- 1 BoxPark
- 2 Pret
- 3 Caffé Nero
- 4 Nandos
- 5 Starbucks
- 6 Trickle
- 7 Starbucks
- 8 Fern
- 9 Amazon Fresh
- 10 McDonald's
- 11 Gym Group
- 12 Sainsbury's Local
- 13 Leonardo Hotel
- 14 Premier Inn
- 15 East Croydon Station:
Burger King, Costa,
Nero Express, Upper Crust
- 16 Whitgift Shopping Centre
- 17 Centrale Shopping Centre

LOCAL OCCUPIERS

- 1 HMRC
- 2 Home Office
- 3 Allianz
- 4 AIG
- 5 Atkins
- 6 The Gym Group
- 7 Mott Macdonald
- 8 PPF
- 9 Morgan Stanley
- 10 Superdrug
- 11 AECOM
- 12 Metropolis
- 13 LSBU

TIME OUT



A TRAVEL HUB

Croydon benefits from fantastic accessibility by many different modes of transport, with the town served by train, tram, bus, providing a huge catchment population for local businesses. Gatwick Airport is also within easy reach by direct train, or by car via the A23/M23.

By Road

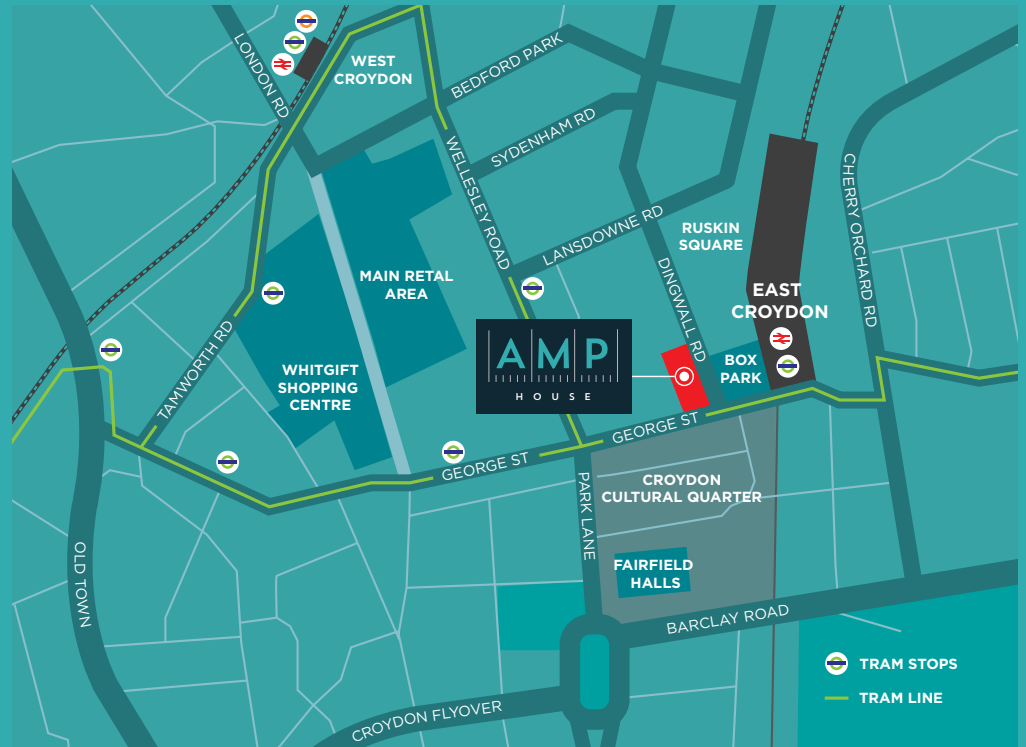
| | |
|------------------|------------|
| M23 | 8.4 miles |
| M25 | 10.6 miles |
| Gatwick Airport | 19.6 miles |
| Heathrow Airport | 23.5 miles |

By Rail

| | |
|------------------|---------|
| Clapham Junction | 9 mins |
| London Bridge | 14 mins |
| Gatwick Airport | 15 mins |
| Victoria | 16 mins |
| Redhill | 18 mins |
| St Pancras | 29 mins |
| Brighton | 47 mins |

By Tram

| | |
|--------------------|---------|
| Mitcham Junction | 15 mins |
| Beckenham Junction | 21 mins |
| Wimbledon | 29 mins |



AMP

H O U S E

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Terms

Available on new leases from the landlord on terms to be agreed.

Rent, Rates & Service Charge

Please contact the agents for further information on outgoings.

Viewing

Strictly by appointment with the joint sole agents.

Thomas Tarn

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07943 579 296

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07867 232 653

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07350 404 732



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