SUPERBLY LOCATED EAST CROYDON OFFICES

AVAILABLE FROM 2,089 – 28,046 SQ FT

TWO LETTINGS COMPLETED IN Q4 2024

AMP HOUSE

amphouse-croydon.co.uk

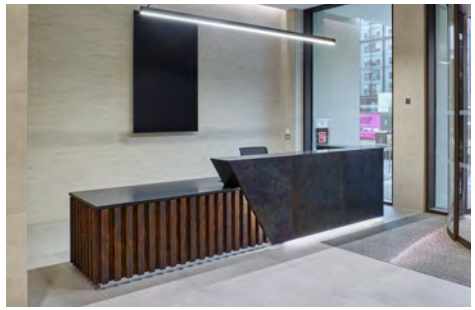
DINGWALL ROAD, CROYDON, CR0 2LX

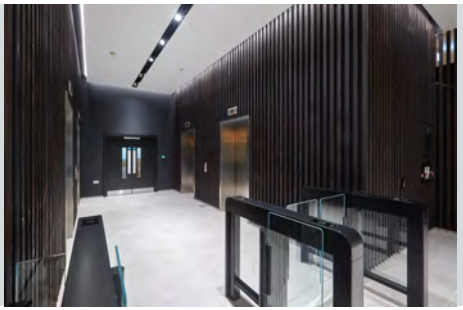
A PROMINENT LANDMARK

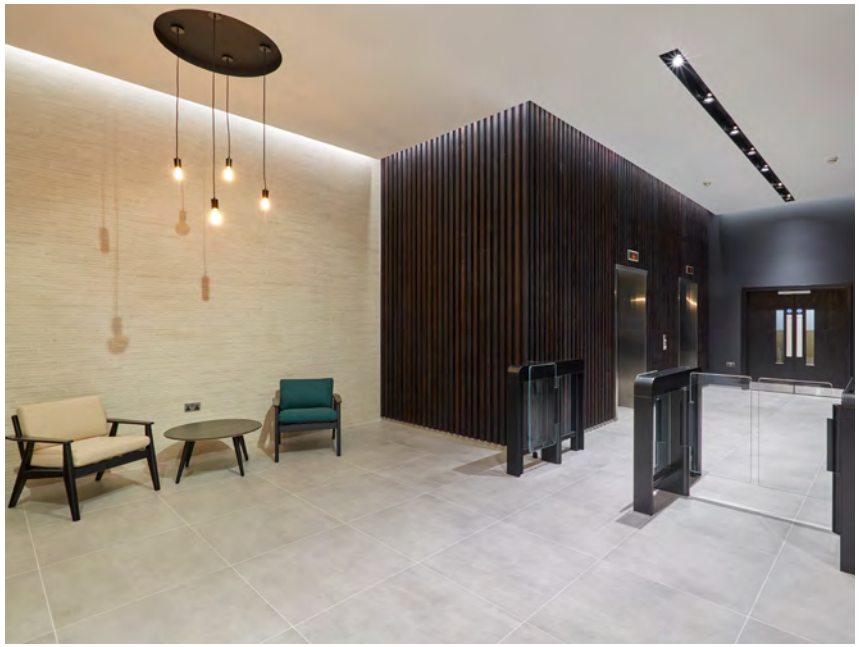
AMP House is a landmark Croydon building prominently located at the junction of Dingwall Road and George Street, directly opposite BoxPark and East Croydon Station.

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.

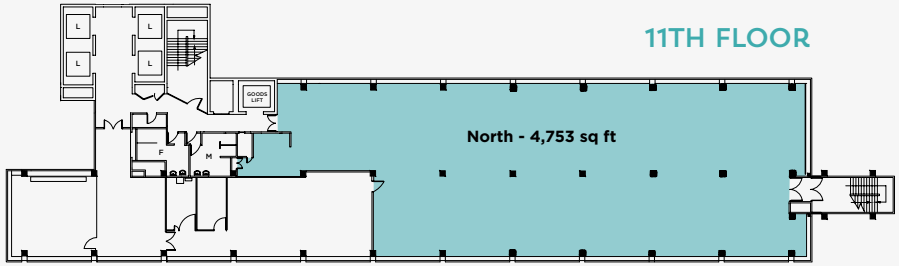
There are a range of finishes available including refurbished Cat A and fitted options.

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**

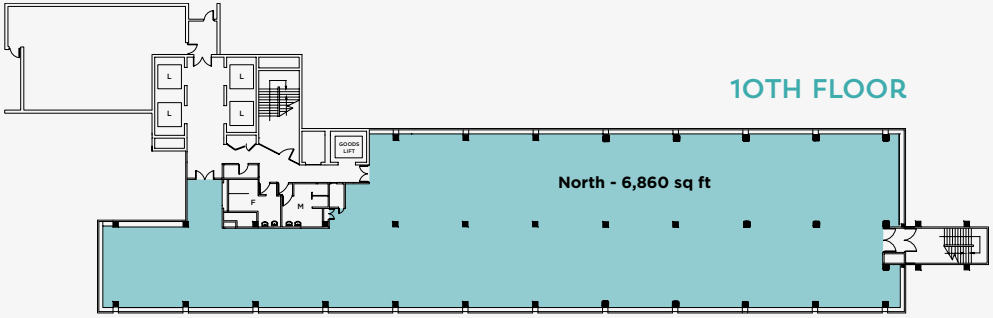
(All areas IPMS3 approx.)

TYPICAL FLOOR PLANS

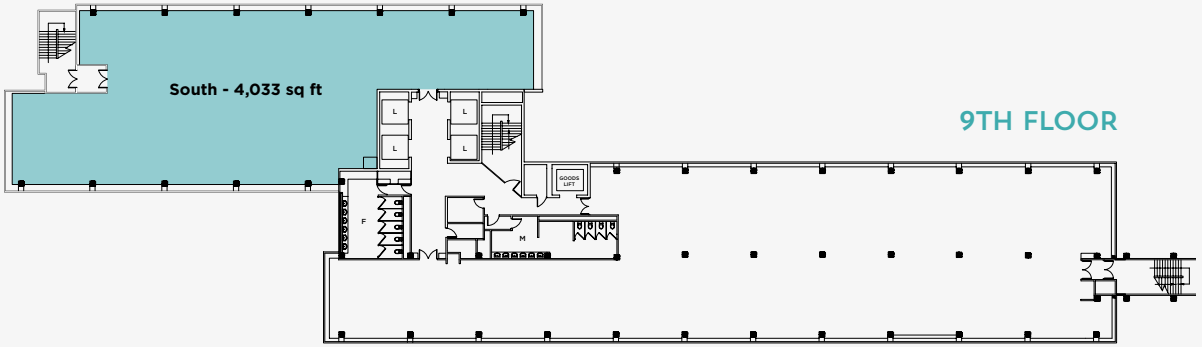
11TH FLOOR



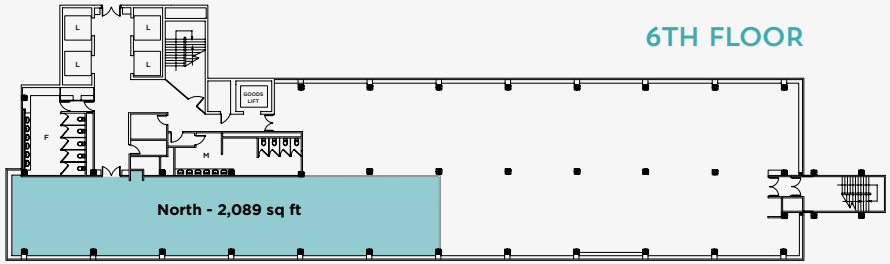
10TH FLOOR



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

Nando's

BOXPARK

BOXPARK
MEAT
YUMN
DUM DUMS
MANNY OUTARS
BREAD TREE
ARANCINA PIZZERIA

FERN

BOXPARK
WELCOME TO BOXPARK
MIKOS GYROS

PRET A MANGER
NATURAL

STARBUCKS

Mr. Tinto
COFFEE ROASTERS

Sainsbury's Local

the gym group

amazonfresh
10% Student Discount.
amazon fresh

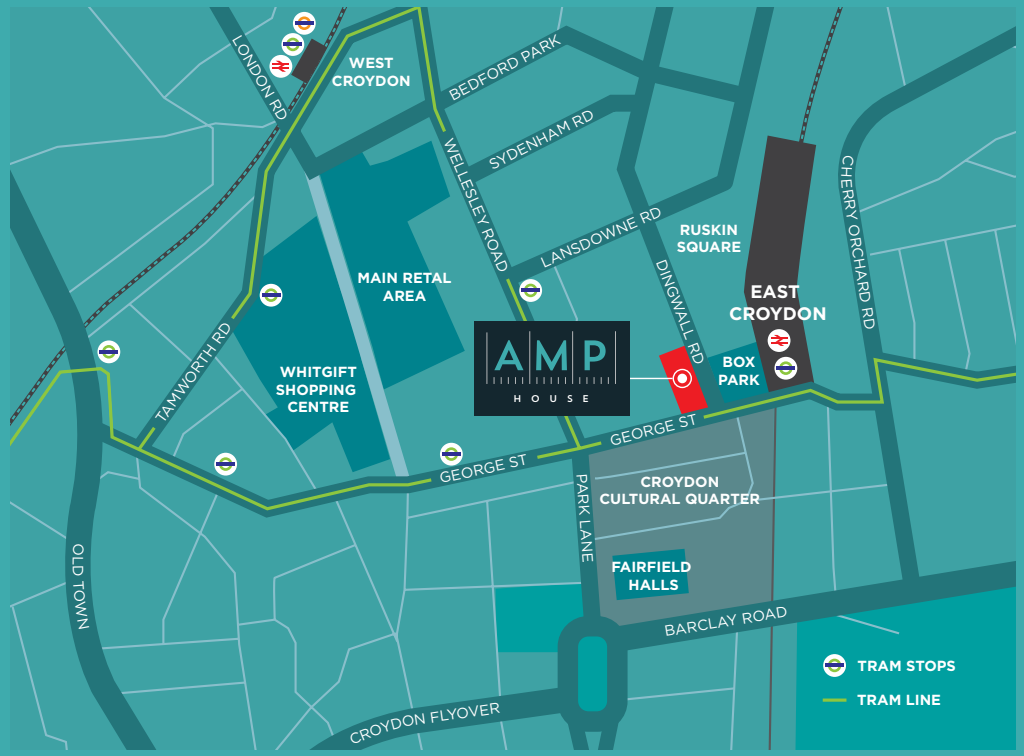
A TRAVEL HUB

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



What3Words
///secure.slips.even

AMP HOUSE

DINGWALL ROAD, CROYDON, CR0 2LX

amphouse-croydon.co.uk

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 sole agents.

Thomas Tarn
ttarn@shw.co.uk
07943 579 296

Tom Reed
treed@shw.co.uk
07867 232 653

SHW SHW.CO.UK
020 8662 2700

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