

Queen's Quarter, Croydon, CR9 3JS



Retail & Leisure Opportunities – Class E Planning



Executive Summary

- Three units available within the Queen's Quarter development ranging from 1,883 square feet (175 square metres) to 3,400 square feet (316 square metres). One of Croydon's most significant regeneration projects, providing 513 homes and the revitalisation of The Queen's Gardens, delivered by award winning developer HUB.
- HUB have brought together a world-class design team to deliver Queen's Quarter including Stirling Prize winning architects Allford Hall Monaghan Morris. Landscape architects Grant Associates are responsible for the restoration of The Queen's Gardens.
- The retail and leisure units would suit a range of uses from a convenience store, gym, medical, showroom and other leisure uses.

Location

Queen’s Quarter is a neighbourhood of thoughtfully designed homes connecting with The Queen’s Gardens creating a new and inclusive Croydon community. Queen’s Quarter plays a vital role in the regeneration of the area. Croydon is currently undergoing considerable transformation, Queen’s Quarter offers some of the best quality new built commercial spaces available. The Queens Quarter development has key active frontage facing The Queen’s Gardens, a small urban oasis adjacent to the development comprising of vast lawns, trees, a large childrens play area with benches, and a sunken garden area with flower beds.

Queens Quarter also benefits from exceptional connectivity to many of the landmark destinations in London and beyond. Situated just moments from East Croydon station, it is one of the busiest public transport interchanges in the UK. Regular services provide direct access into Victoria station (17 minutes) and London Bridge station (13 minutes) which in turn link to the London Underground networks. For local travel, there are three tram routes available adjacent to the site which provides useful links from Croydon to Elmers End, Croydon to Beckenham Junction, and Wimbledon to New Addington.



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Description

The development is on the site of the former Croydon council office, Taberner House, and is arranged over four blocks providing 513 homes and 7,890 sq ft (733 sqm) of flexible commercial space spread between three commercial units. The commercial space benefits from Use Class E, making it suitable for retail, leisure, and office use. The commercial units have frontage onto all four streets on the perimeter of the site and benefit from the improved high quality public realm around the site. The frontages are described as follows;

~~Block 2 faces the Croydon Flyover and Fell Road.~~ Unit Let

Block 3 Faces the Queen’s Gardens and Fell Road.

Block 4 faces the Queen’s Gardens and Park Lane.

Accommodation Schedule

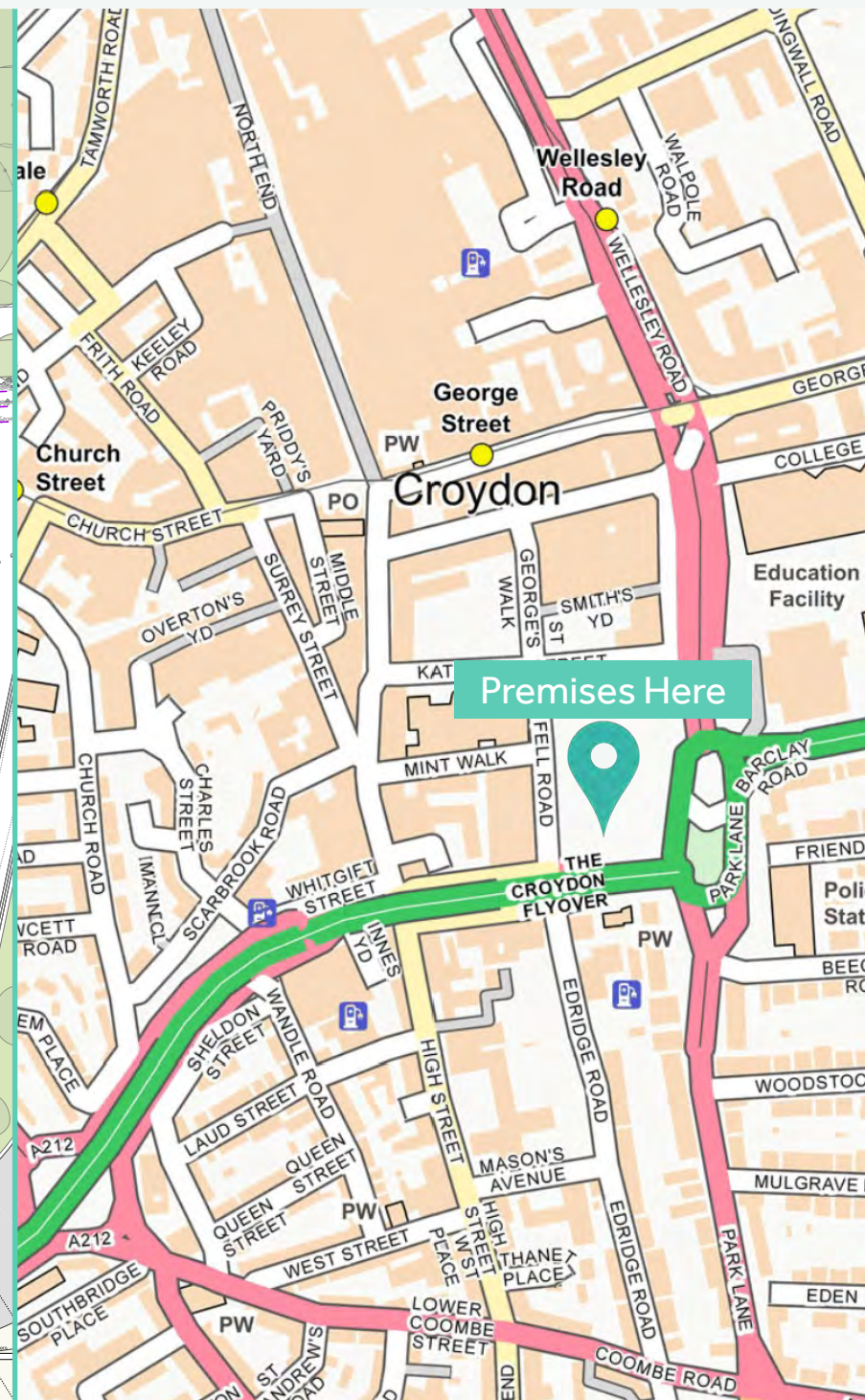
Building	Size	Rent
Block 2	1,883 square feet (175 square metres)	£37,660 per annum (£20 per sq ft) Unit Let
Block 3*	3,400 square feet (316 square metres)	£85,000 per annum (£25 per sq ft)
Block 4	2,604 square feet (242 square metres)	£65,100 per annum (£25 per sq ft)

* Please note the floor to ceiling height drops from 4650mm to 3400mm in part

* * Please note all sizes are given on a gross internal basis.

* * * The space is to be offered in shell and core condition ready for tenant fit-out.







Terms

The space is offered with new leases at between £20 and £25 per square foot and will be handed over in shell and core condition ready for tenant fit-out. Offers will be considered for the long leasehold interest.

Legal Costs

Each party to pay their own legal costs incurred in the transaction.

VAT

The building has been elected for VAT.

Viewings

Viewings are by appointment from the agents AGL and Harston&Co.

Video Tour

Please [click here](#) to watch a video tour of the scheme.

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