

28 DINGWALL



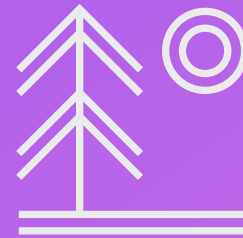
28 Dingwall will set a new benchmark for Croydon offices, offering superb design incorporating roof terraces, a prime pitch location and a wealth of amenities moments from East Croydon Station.

ALL
Together
Better

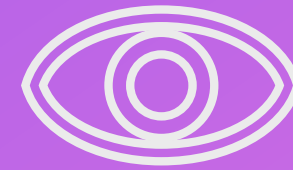
ALL Together Better

28 Dingwall will deliver a truly progressive office scheme, the likes of which has never been delivered in Croydon before.

Offering 48,500 sq ft of dynamic space to capture the imagination. It will meet – and exceed – occupiers' expectations.



Private and
communal terraces



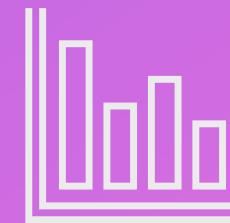
Stunning
views



Bright, open
flexible floors



Contemporary exposed
services finish



Smart building
enabled



EPC target A



Wiredscore
Platinum

BREEAM
EXCELLENT

Designed to achieve
BREEAM 'Excellent'



Five At Heart
Cycling facilities

The Great Outdoors

28 Dingwall features a stunning communal rooftop terrace with entertaining facilities, offering fantastic views. The building also has further private terraces on three upper floors.

28 DINGWALL



CGI. Indicative only.



A Warm Welcome

Floor to ceiling windows showcase an impressive arrival experience.

Cutting Edge Design

Exposed services and industrial design characterise work space which will complement a contemporary occupier fitout.

28 DINGWALL



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Head Space

The striking Cat A specification will allow a creative fitout to energise and inspire staff.

ALL For You



Designed with
wellbeing in mind



Space
to breathe



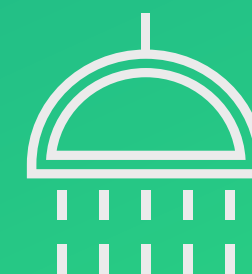
Spaces
to think



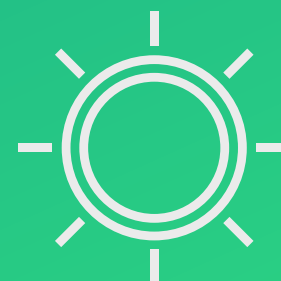
Greenery throughout
the building



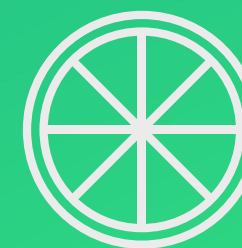
Dedicated
Building app



Showers and generous
changing facilities



Floor to ceiling windows
flood the space with
natural light



Five At Heart
Cycling accreditation



Fitwel
accreditation

We can work from home. We can meet using all kinds of technology platforms. We can stay connected to colleagues. We can perform our tasks remotely.

We can, but we also need to collaborate!

28 Dingwall is a building that allows you to work the way you want to.

30

Space cycle
parking rack

04

Showers

74

Lockers with
hanging space

08

Electric cycle
spaces



28 DINGWALL



30 miles of cycling a week
can reduce the risk of heart
disease by 50%

University of Glasgow

Feel Good Factor

Partnering with Five at Heart, 28 Dingwall
will provide the very best in cycle and end
of journey experience.

App Controlled Technology

28 Dingwall is one of the
smartest buildings around.

The Smart Spaces app puts occupiers first using the latest IoT technology. It collects all available data within the building to provide 360° control, automation and real time operational feedback.



Community

Alerts for tenant discounts and events



Bookings

Book space in meeting rooms and studios



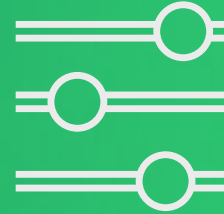
Occupancy

Shows availability of showers etc



Access control

No need for key fobs



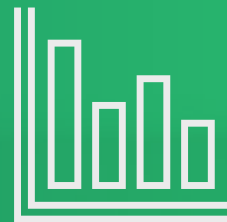
Environment control

Control lighting and temperature



Concierge

Arrange restaurant bookings etc



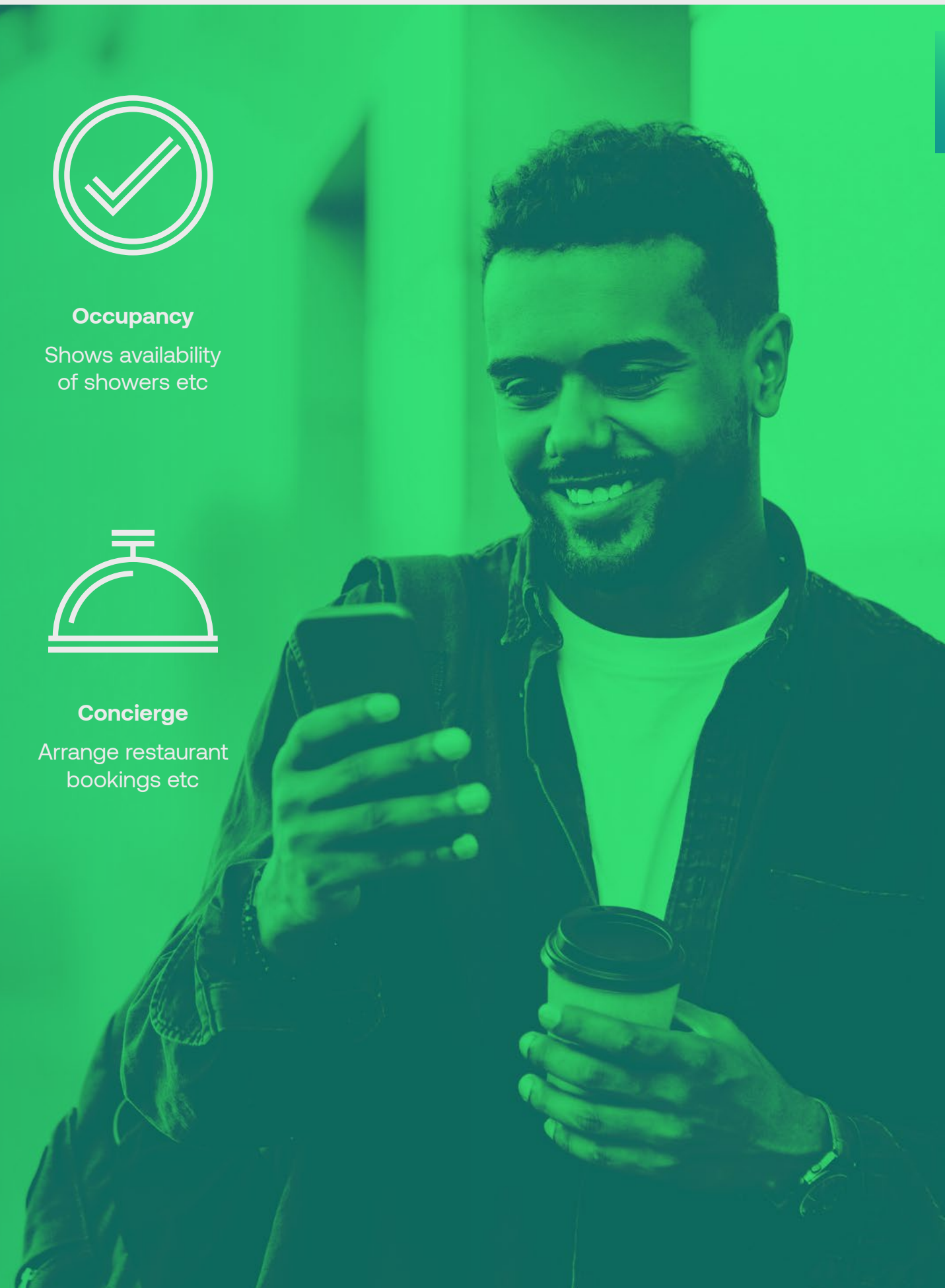
Analytics

View how the building is running and control efficiency



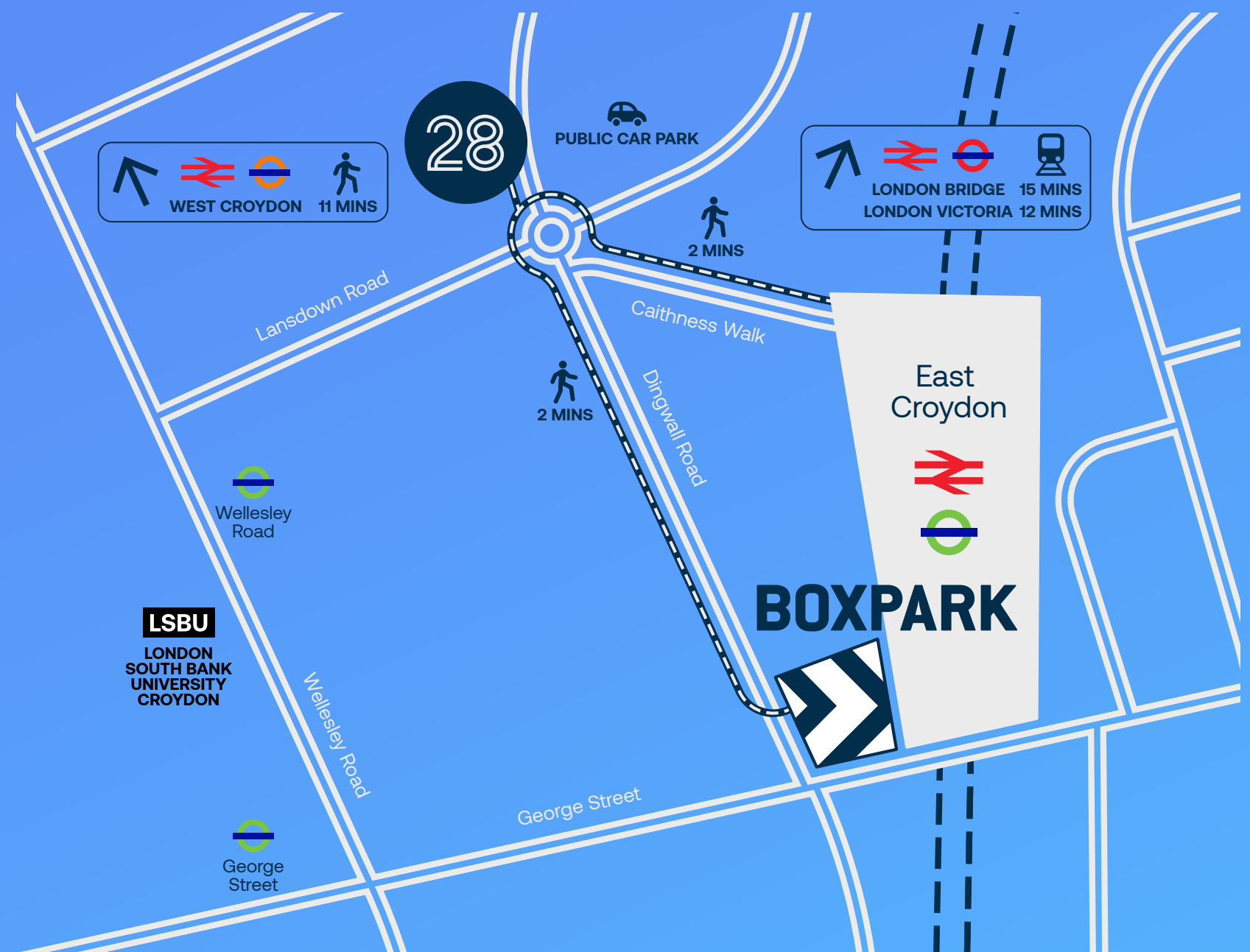
Visitor liaison

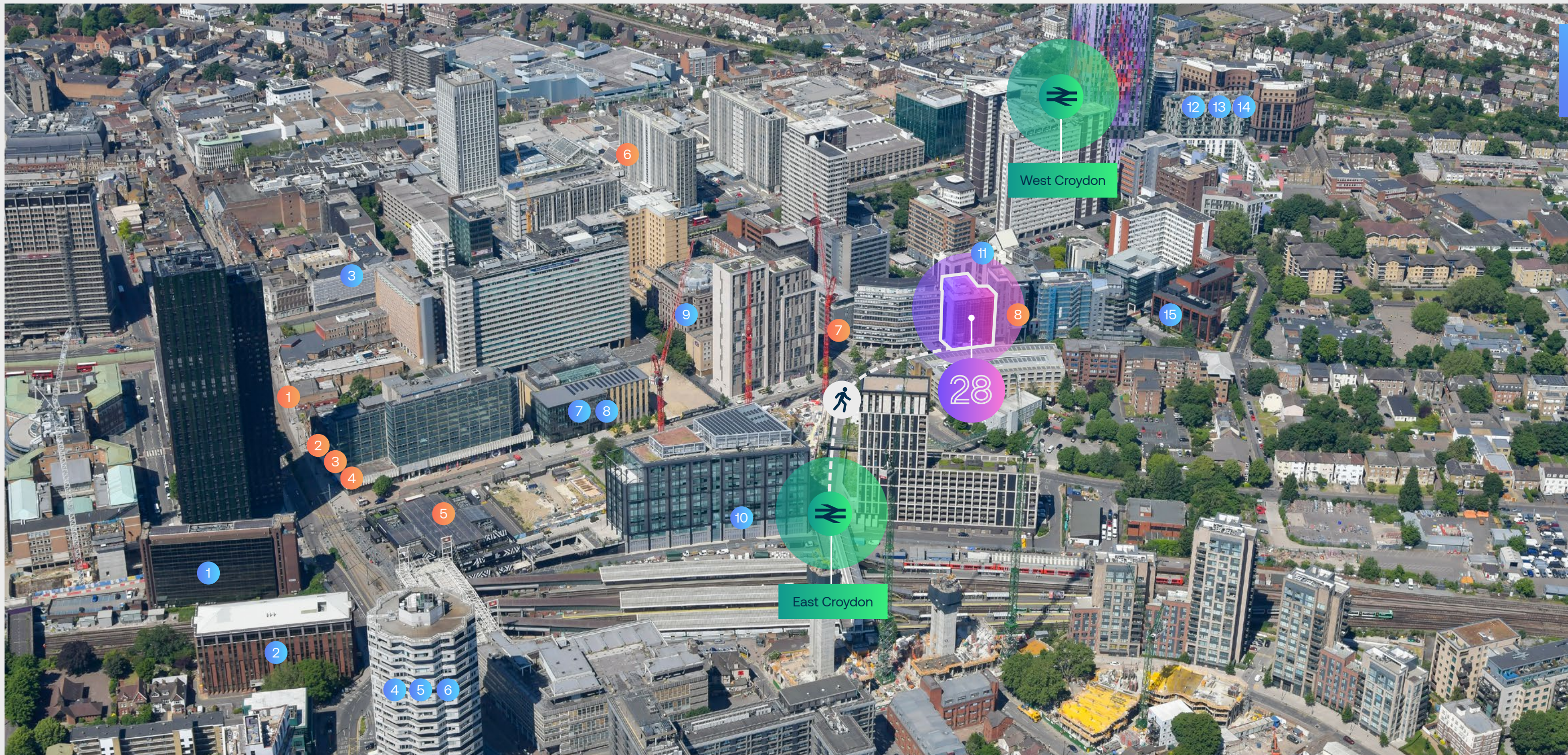
Control access and communicate with visitors on arrival



Access ALL Areas

28 Dingwall is ideally located close to East Croydon Station and the vibrant Boxpark.





Critical Mass

OCCUPIERS

- 1 Allianz
- 2 AIG
- 3 South Bank University
- 4 Atkins
- 5 The Gym Group
- 6 Dot Mailer
- 7 Pension Protection Fund
- 8 Solium Capital

- 9 SPACES
- 10 HM Revenue & Customs
- 11 Mott MacDonald
- 12 Towergate
- 13 EDF
- 14 Siemens
- 15 Superdrug

AMENITIES

- 1 Waitrose
- 2 Pret a Manger
- 3 Caffè Nero
- 4 Nandos
- 5 Boxpark
- 6 North End retail zone
- 7 Co-op convenience store
- 8 Hampton by Hilton Hotel



Box Clever

Boxpark Croydon has the look and feel of a modern day Covent Garden Piazza, with a dazzling array of street food options.

And it's not just food – Boxpark has a calendar of diverse events including, movie screenings, live music, creative workshops, art exhibitions, spoken word and comedy nights, an indoor market and more.

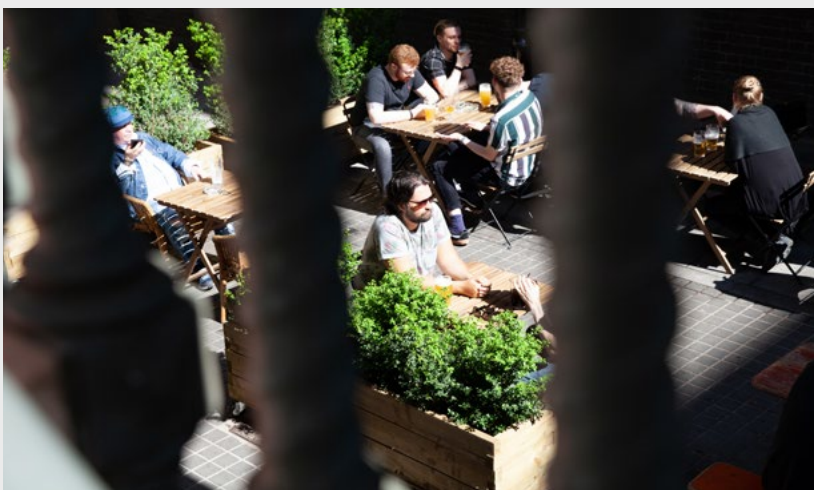




Melting Pot

Croydon has it all, places to eat, spaces to unwind, shopping as well as being the home to London's enviable street art scene.

Croydon is a London borough buzzing with activity, culture and green space.



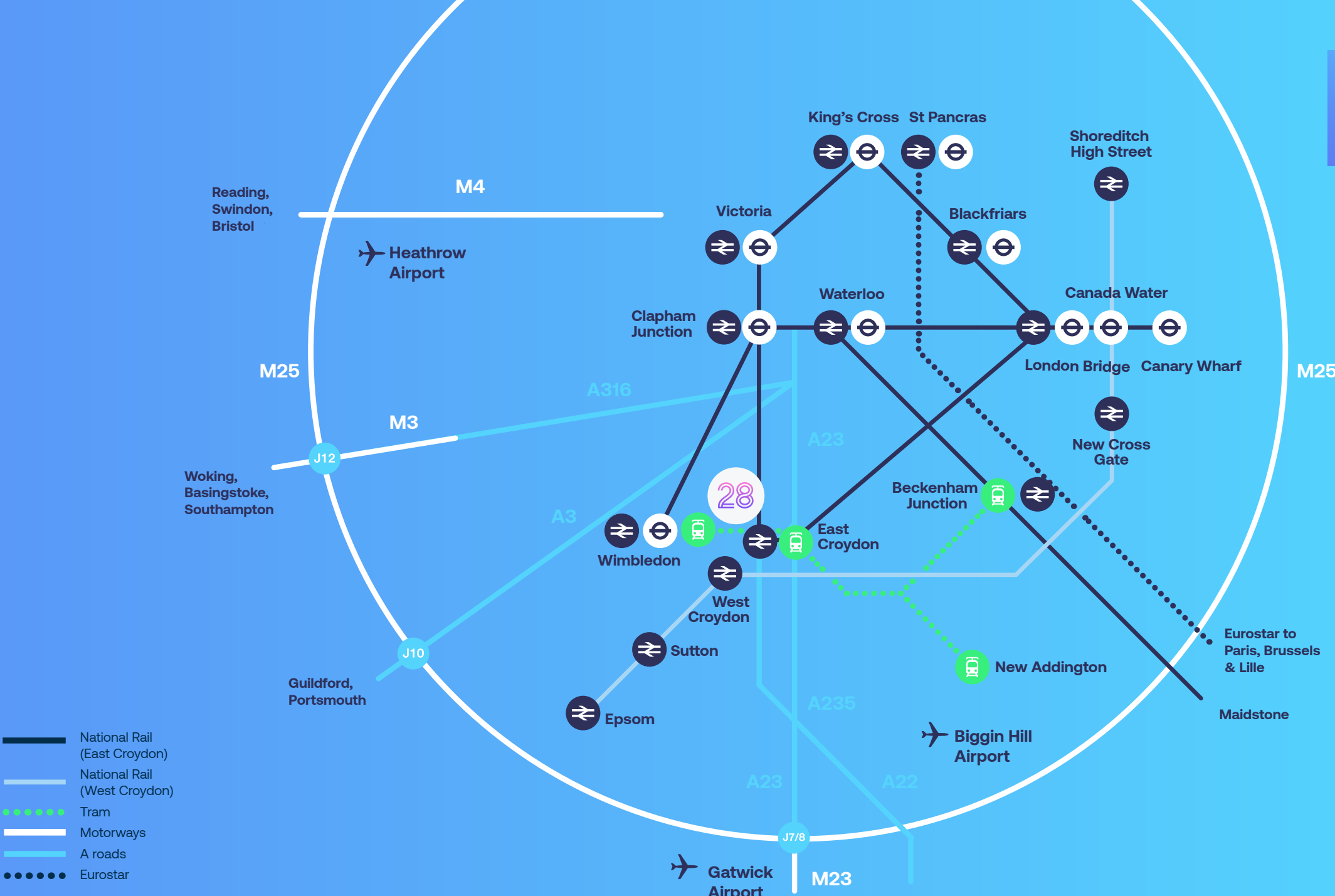
A Transport Hub

28 Dingwall is ideally located close to East Croydon Station with its excellent connections to London and Gatwick Airport.

02 mins
Walk to
East Croydon ➡

12 mins
London Bridge

15 mins
Gatwick Airport ✈



| National Rail East Croydon | ➡ |
|-------------------------------|---------|
| London Bridge | 12 mins |
| London Victoria | 15 mins |
| Gatwick Airport | 15 mins |
| London Blackfriars | 26 mins |

| Overground West Croydon | ⊖ |
|----------------------------|---------|
| New Cross Gate | 30 mins |
| Birkbeck | 38 mins |
| Shoreditch High Street | 45 mins |
| Highbury & Islington | 60 mins |

| Tramlink East Croydon | 🚊 |
|--------------------------|---------|
| Mitcham Junction | 18 mins |
| Birkbeck | 18 mins |
| Beckenham Junction | 26 mins |
| Wimbledon | 31 mins |

| Road Croydon | — — |
|------------------|---------|
| M25 | 25 mins |
| M23 | 30 mins |
| Central London | 54 mins |
| Heathrow Airport | 60 mins |

ALL

In The

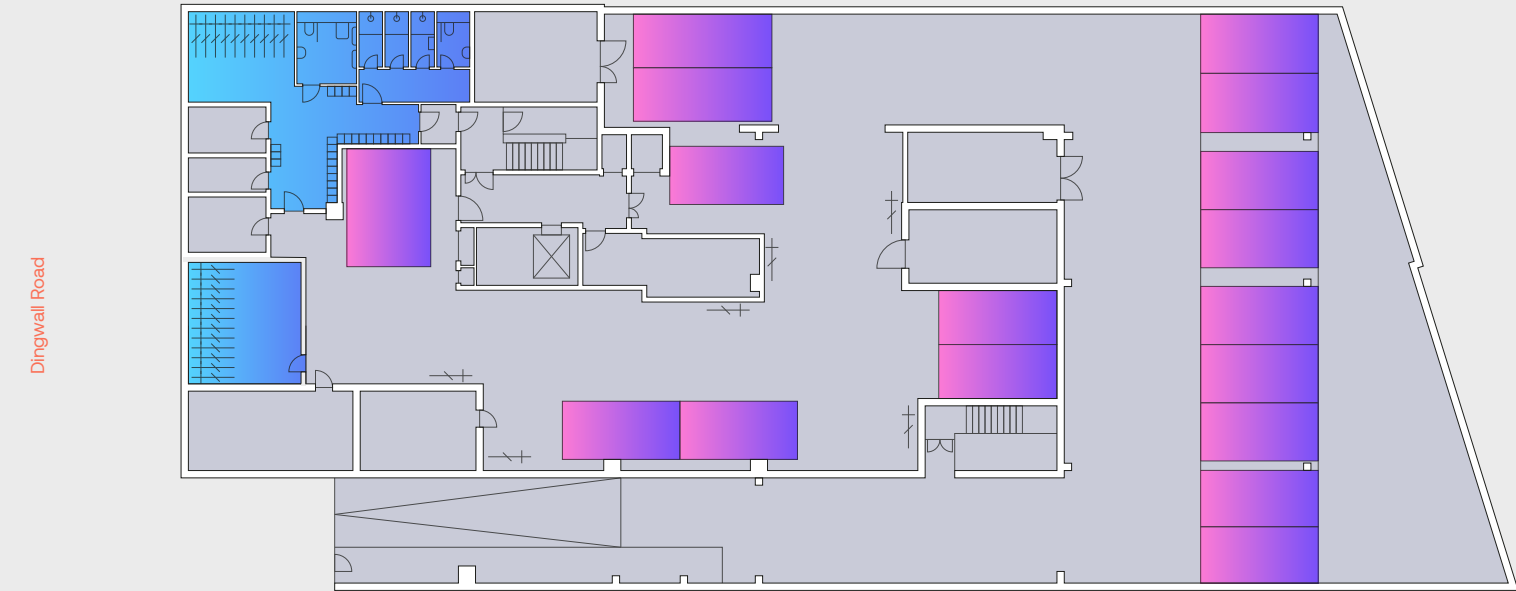
Detail

A wide range of occupier solutions
from a single floor up to 48,500 sq ft.

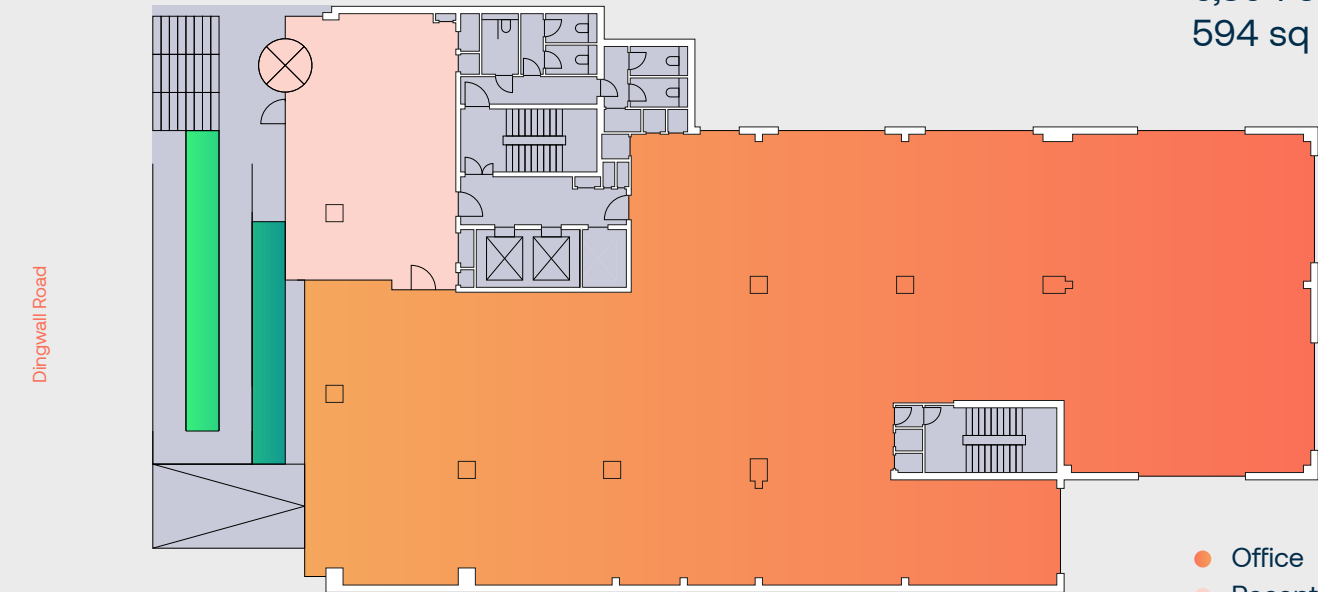
| Floor | Sq m | Sq ft | Sq m | Sq ft |
|--------------------------|--------|---------|------|-------|
| | Office | Terrace | | |
| Communal Roof Terrace | — | — | 109 | 1,173 |
| 7 | 206 | 2,217 | 133 | 1,432 |
| 6 | 541 | 5,823 | — | — |
| 5 | 541 | 5,823 | 24 | 258 |
| 4 | 568 | 6,114 | — | — |
| 3 | 568 | 6,114 | 102 | 1,098 |
| 2 | 710 | 7,642 | — | — |
| 1 | 710 | 7,642 | — | — |
| G | 594 | 6,394 | — | — |
| Reception | 74 | 797 | — | — |
| Total IPMS 3 (approx) | 4,512 | 48,567 | 368 | 3,961 |

Plans

LG

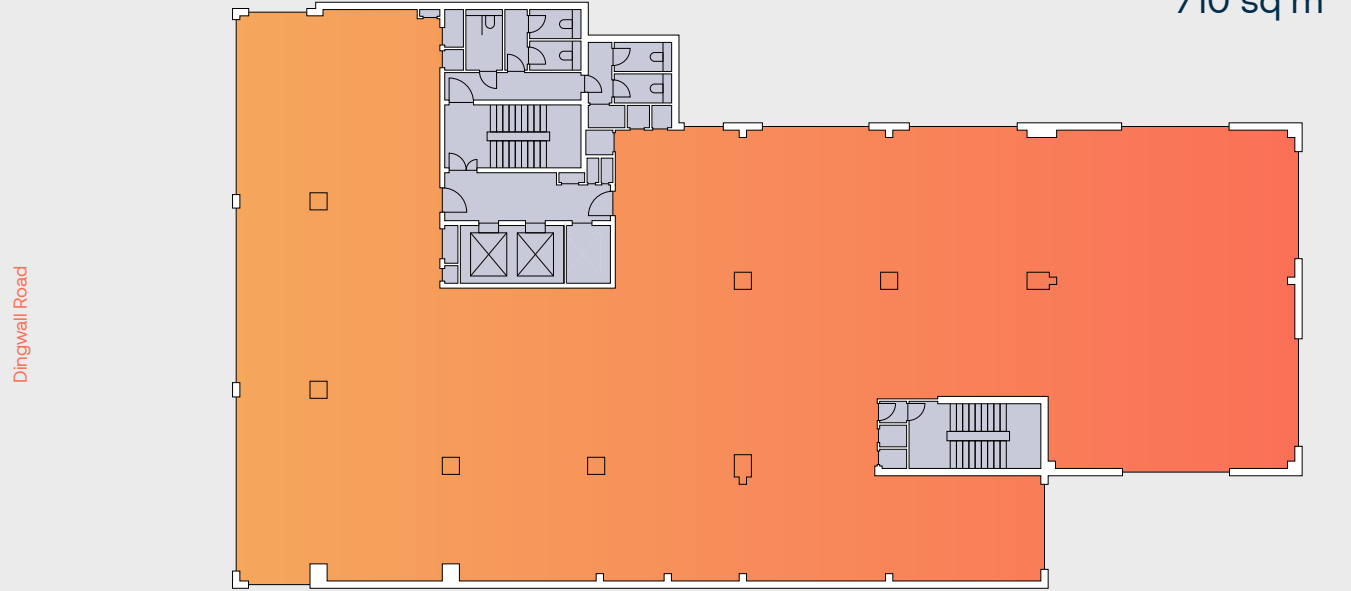


G



For indicative purposes only.
Not to scale

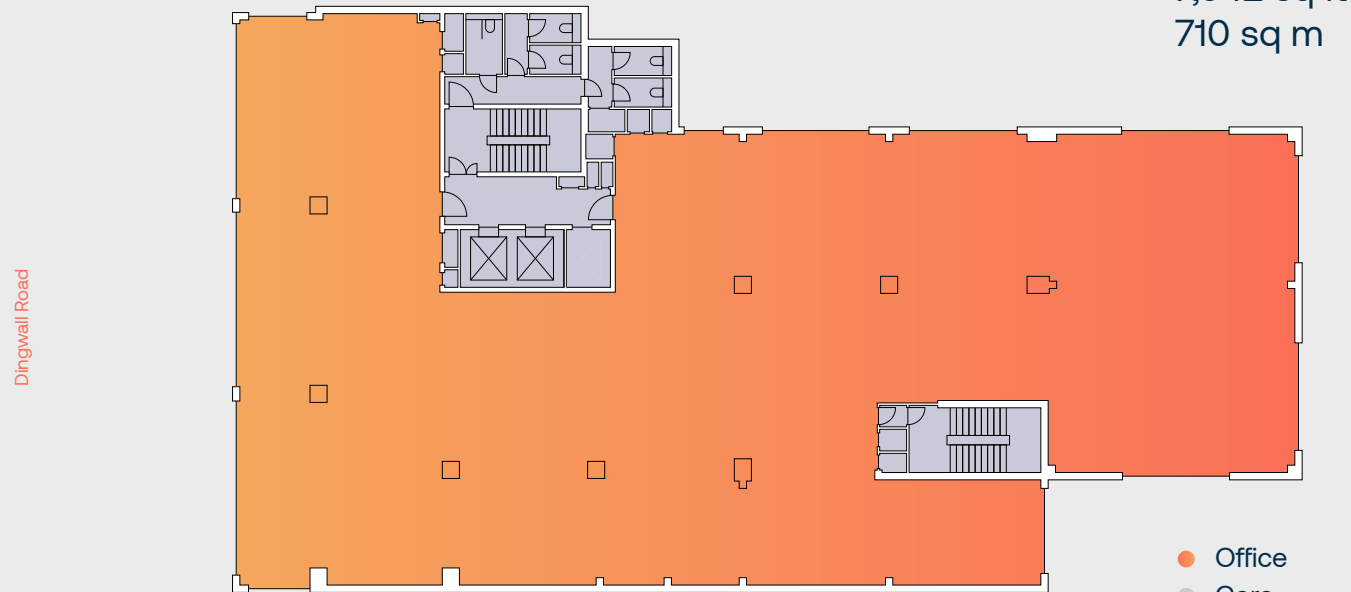
1



Office
7,642 sq ft
710 sq m

Office
Core

2



Office
7,642 sq ft
710 sq m

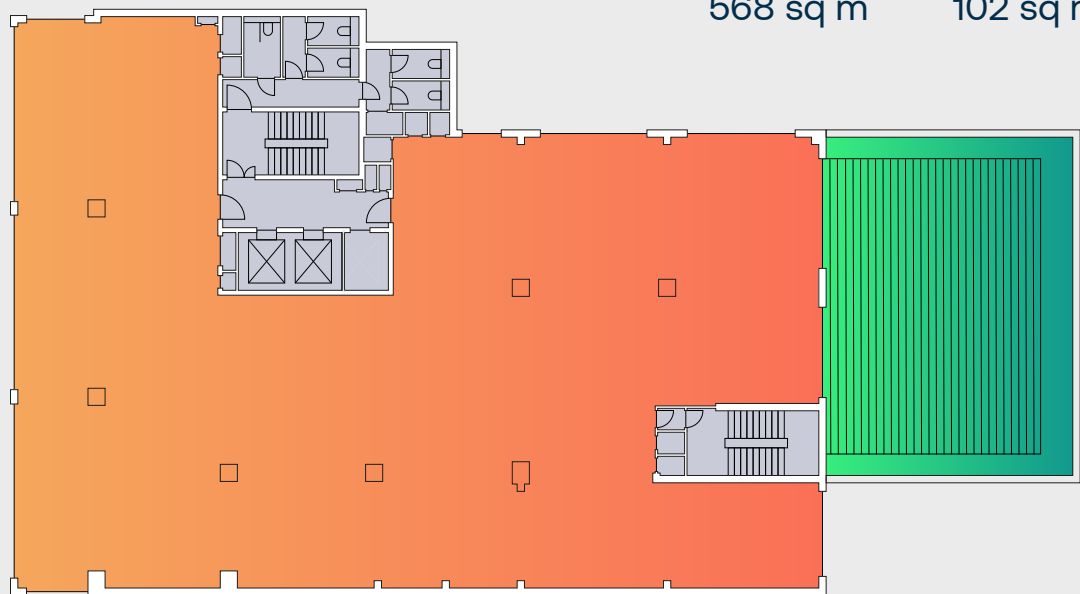
Office
Core

3

Office
6,114 sq ft
568 sq m

Terrace
1,098 sq ft
102 sq m

Dingwall Road

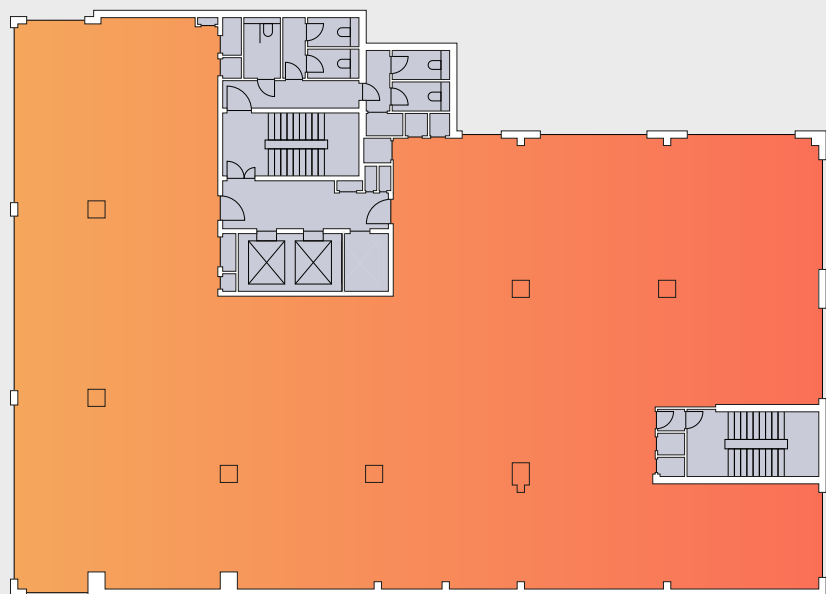


- Office
- Terrace
- Core



4

Office
6,114 sq ft
568 sq m



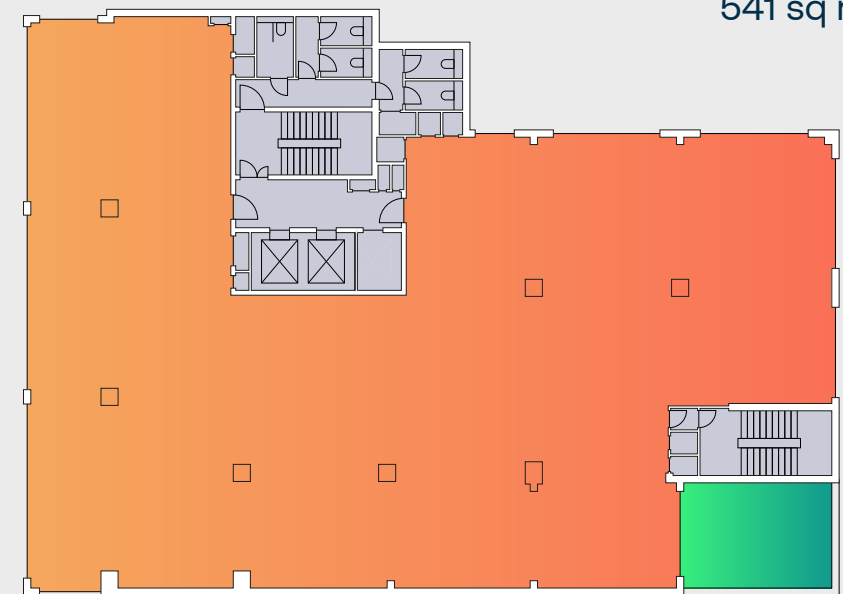
- Office
- Core

5

Office
5,823 sq ft
541 sq m

Terrace
258 sq ft
24 sq m

Dingwall Road

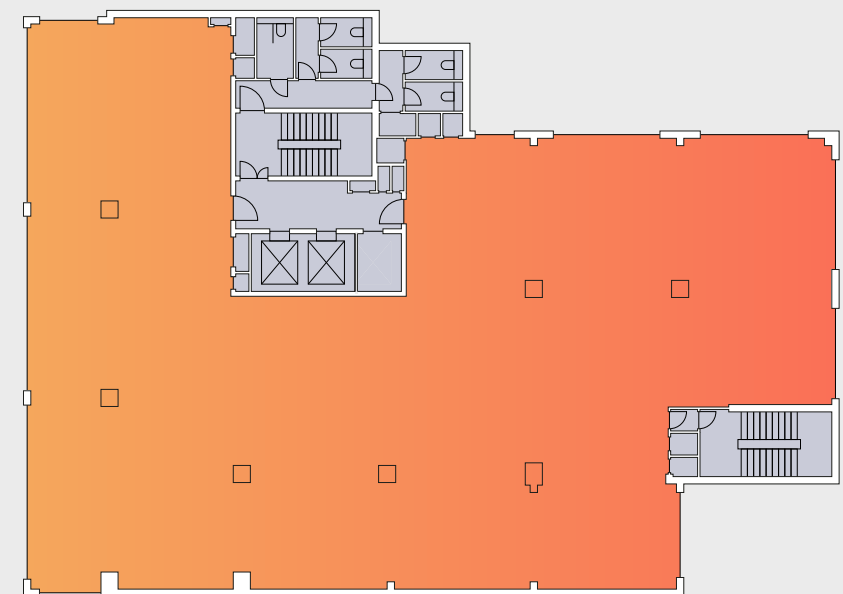


- Office
- Terrace
- Core

6

Office
5,823 sq ft
541 sq m

Dingwall Road

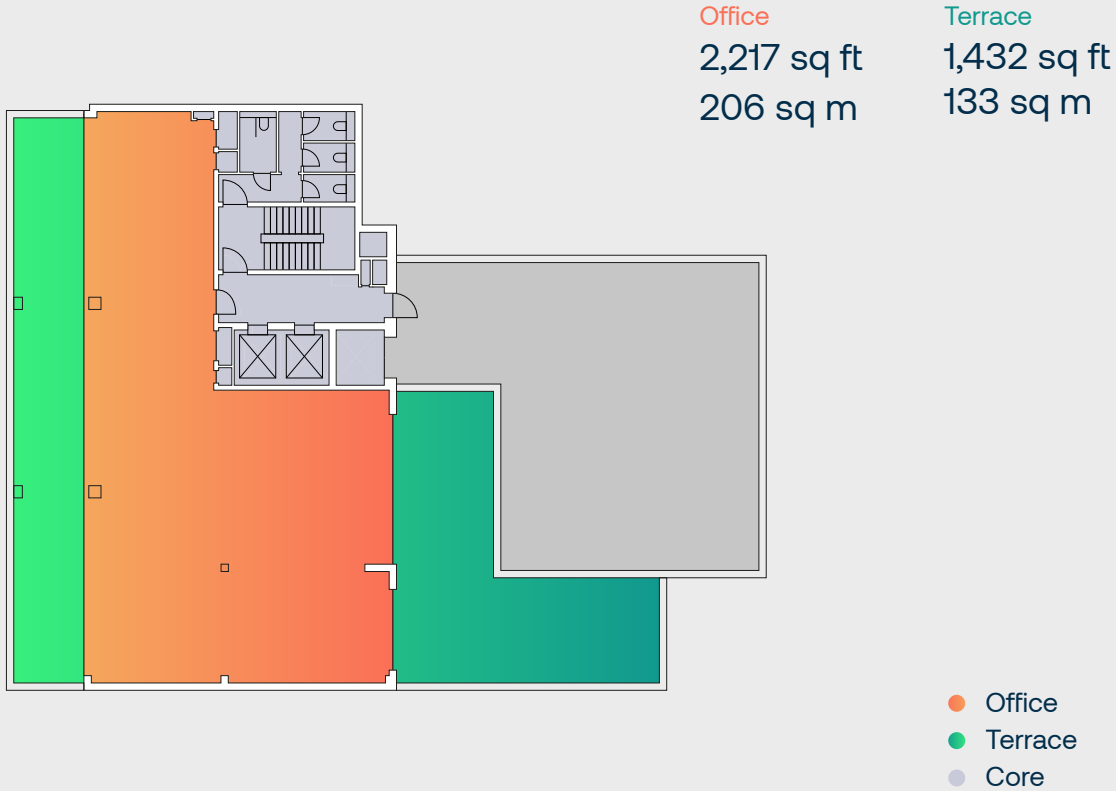


- Office
- Core

For indicative purposes only.
Not to scale

Communal Roof Terrace

For indicative purposes only.
Not to scale



Specification

Occupational Density

- 1:8m²

Air Conditioning

- Exposed Services
- VRF Heating & Cooling System
- Ventilation Rate to Office Areas – 12 litres per second per person (+10% spare capacity)

Lifts

- 2no. 100kg 13 person lifts

Lighting

- LED Linear suspended luminaires
- Lighting Level to Office Areas – 400 Lux
- Controlled luminaires with daylight saving and presence detectors

Wellness

- 4 Showers
- 74 Lockers
- RESET air quality monitoring
- Communal roof terrace

Cycling

- Secure bike storage area
- 30 Cycle racks
- 8 Electric cycle racks
- Cycle maintenance area
- Clothes airing cupboards
- End of journey facilities designed by Five At Heart

Parking

- 16 Car parking spaces
- 3 Electric vehicle charge points

Accessibility

- Fully DDA compliant

Smart Building

- Building App provided by SmartSpaces

ESG

- BREEAM Target Excellent
- FitWel 2*
- Net Zero Carbon
- EPC Target A
- RESET Air Quality monitoring
- Five At Heart Cycling Accreditation

Floor to Ceiling

- Typically 3.1m

Connectivity

- Diverse telecoms intake positions
- Fibre provided by Telcom
- Wifi in common areas
- Wirescore Platinum



Contact

A development by clients of



Development manager



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28dingwall.com

MISREPRESENTATIONS ACT 1967: Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. February 2023.

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