

**ruskin**  
**square**  
LONDON

**RETAIL**  
**RESTAURANTS**  
**LEISURE**





**WELCOME TO RUSKIN SQUARE. ONE OF LONDON'S MOST SPECTACULAR DEVELOPMENTS – 2 MILLION SQ FT OF OFFICES, 100,000 SQ FT OF SHOPS AND RESTAURANTS, AND HOMES. BUZZING WITH EXCITEMENT, CONNECTED TO THE WORLD, BALANCING LIFE, WORK AND LEISURE. TRAIN STATION INCLUDED...**



## **Retail, restaurants and leisure at Ruskin Square**

Situated in the heart of Croydon, adjacent to East Croydon station, Ruskin Square is an exciting new 2 million sq ft business, residential and leisure quarter that will position the London borough firmly on the map as one of the best places to live, work and play in the capital.

200,000 sq ft of office and 161 residential units have already been delivered with a further 1 million sq ft of offices and 450 residential units on the way.

In total, across the town centre, 23,594 new jobs and 46,040 new homes are to be delivered by 2039.

Ruskin Square is at the centre of all this and combines inspiring offices and beautiful homes with shops, cafes, and relaxing spaces. A place where work, life and leisure meet in the most positive of ways.



# Croydon

The best connections in London

Croydon is able to offer exceptional accessibility by rail, bus and tram.

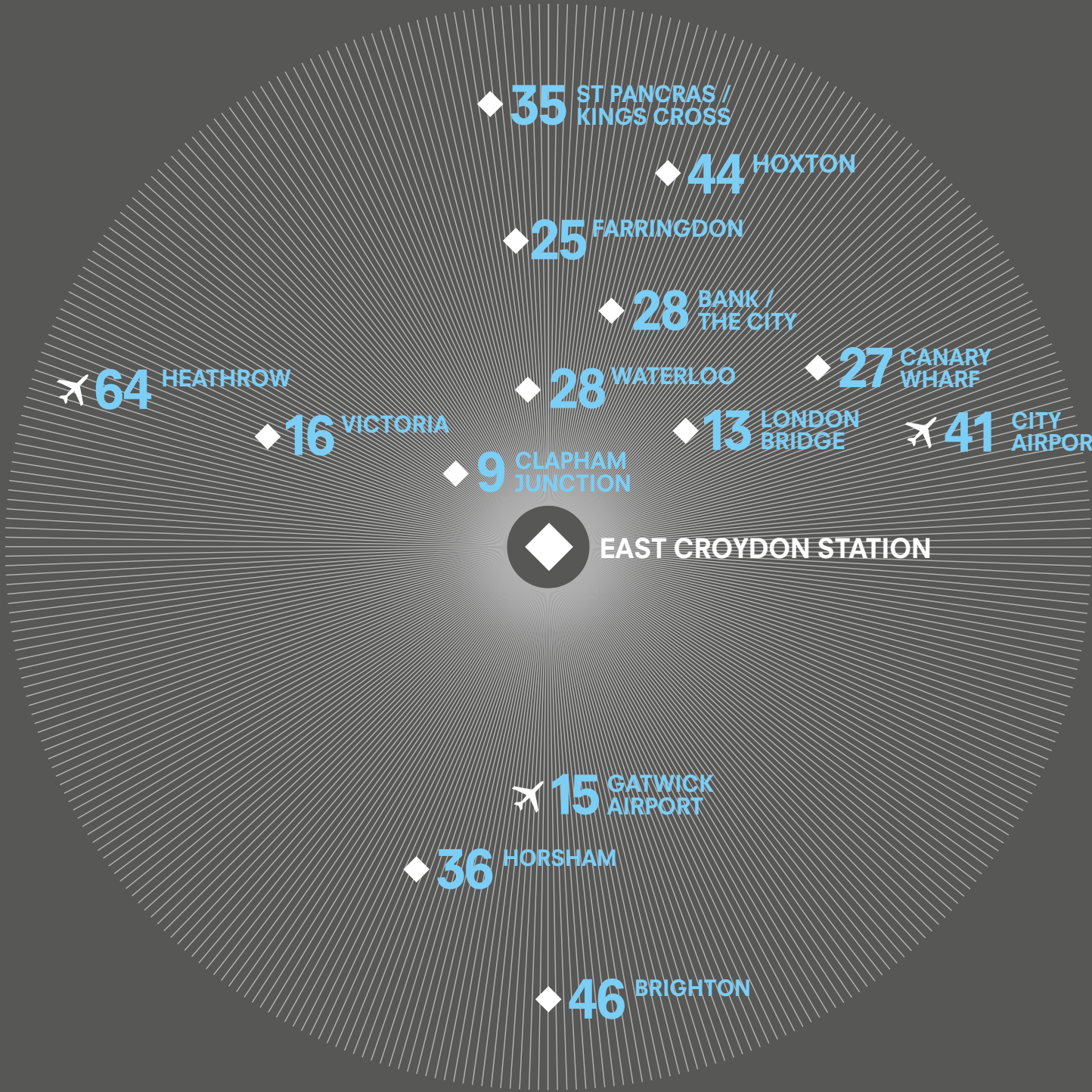
- East Croydon Station is one of the busiest rail stations in the UK, used by 23.3 million passengers a year;
- The tramlink provides an important east/west link, used by 22 million passengers a year. With a dedicated tram stop outside Ruskin Square, it is estimated over 85,000 passengers alight here each week.

Croydon has trams, trains and buses. There are 17 overground stations and 43 bus routes in the borough. The UK's biggest tram network helps make local travel easy and fast.

- **Rail: 23.3 million passengers** pass through East Croydon station barriers per annum
- **Tram: 22 million passengers** use the service per annum



## Travel times: Minutes



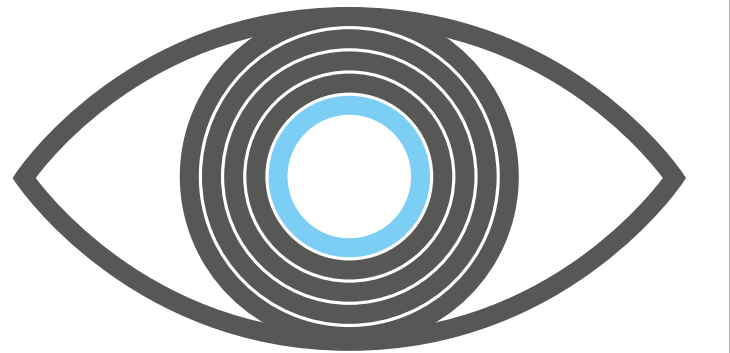
SOURCE: WWW.TFL.GOV.UK  
ALL TIMES ARE APPROXIMATE.



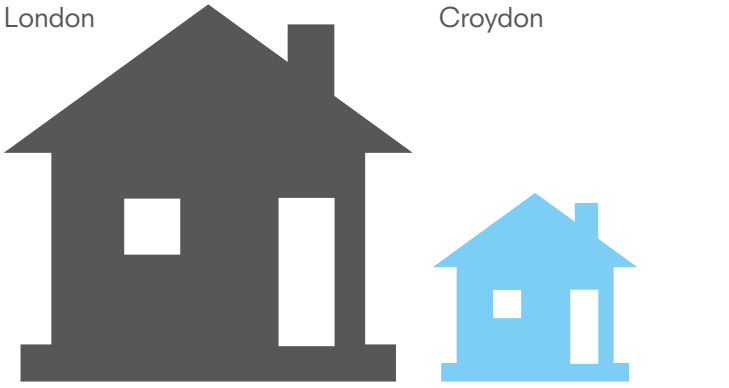
Croydon Vision 2020 is a **£5.25 billion** regeneration initiative.

£5.25  
BILLION

**Five masterplans** are now knitted together into a single dynamic vision, making Croydon a genuine market opportunity for international businesses.



**House prices nearly half the London average** with 18 schemes delivering private units to the market.



**London’s youngest population.**



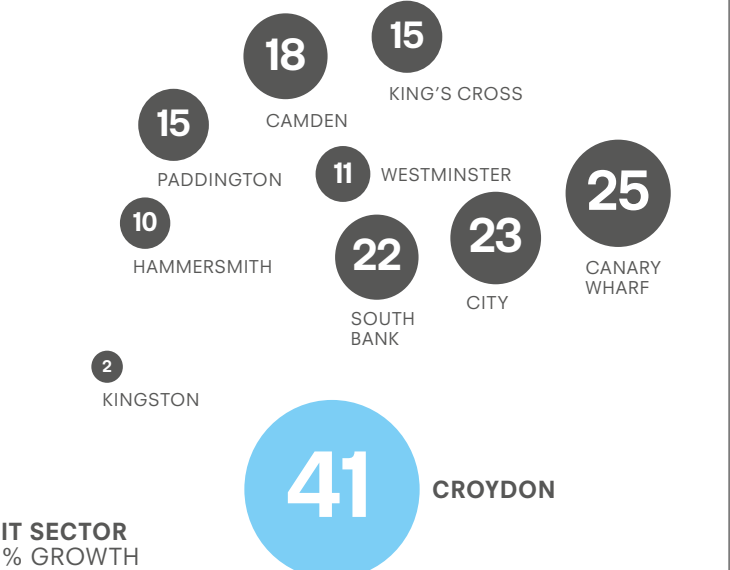
**386,776 residents** in Croydon (2017).  
The second largest borough on London.

386776

**40% increase** in the number of food, drink and hotel businesses over the last five years.

↑40%

Croydon Tech City is London’s fastest growing tech cluster, having experienced a **41% growth** in the number of digital, tech and creative companies setting up in the borough since 2013-18.



**46,040 new homes** by 2039 in line with the borough’s housing need against Government’s standard methodology.

46040

**968,500 economically active people** live in Croydon and its surrounding boroughs.

968,500

Croydon’s indigenous working age population consists of **48% degree qualification or higher**. **3 million** people hold a degree qualification or higher in the wider London area.



The Opportunity

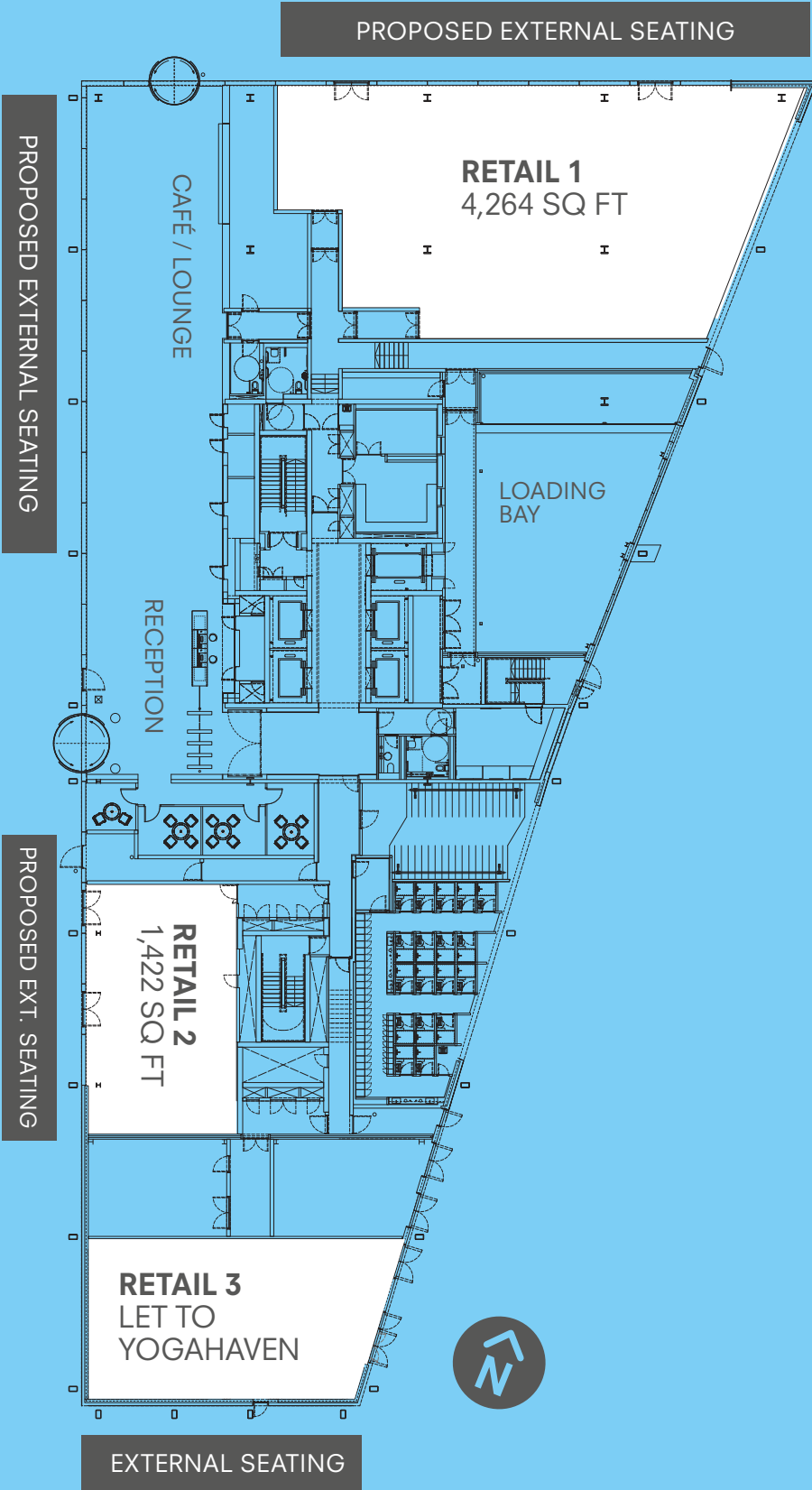


Building One  
Floor plans

Areas remain subject to on-site verification.

**Floor to ceiling heights**  
3m clear height to underside of beam  
(3.7m clear height to soffit of slab).

UNIT	SQ M	SQ FT
Retail 1	396	4,264
Retail 2	132	1,422
Retail 3 (Level 1)	168	1,809
<b>TOTAL</b>	<b>696</b>	<b>7,495</b>







## RUSKINSQUARE.COM

For further information on the retail opportunities please contact:

## CF COMMERCIAL

### Craig Fisher

E [craig@cfcommercial.co.uk](mailto:craig@cfcommercial.co.uk)

T 020 3216 3911

### Harriet Gidney

E [harriet@cfcommercial.co.uk](mailto:harriet@cfcommercial.co.uk)

T 020 3216 3916

## BRUCE GILLINGHAM POLLARD

### Tracey Pollard

E [tracey@brucegillinghampollard.com](mailto:tracey@brucegillinghampollard.com)

T 020 3551 5617

### Thea Rowe

E [thea@brucegillinghampollard.com](mailto:thea@brucegillinghampollard.com)

T 020 3551 5619



## July 2020

These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract.