

News Release

AMP House powers ahead with 35,000 sq ft of lettings in Croydon

11 January 2013

Croydon Gateway Limited Partnership (CGLP), advised by Schroder Property Investment Management, is pleased to announce the recently completed letting of a total of 35,000 sq ft of office and retail space at AMP House* in Croydon. This follows a major refurbishment of the reception, common parts and a mechanical & electrical overhaul. Tenants include Lloyds Bank, the Royal College of Nursing, Kynetix Technology Ltd, Café Nero and Prêt à Manger.

AMP House is located next to East Croydon Station (16 minutes by train from London Victoria) and provides 100,000 sq ft of office space, 11,700 sq ft of retail space with 181 car parking places.

CGLP has also established a new managed office suite facility at AMP House with the first phase becoming 100% income producing within six months of completion. This space is proving very attractive to SMEs and tech start ups who want a high quality corporate environment in a central location. There is already strong interest in the second phase of the managed suites facility which will start early in 2013 and offer additional suites, ranging from 500 to 2000 sq ft.

Jack Burgess, Investment Manager at Schroders said:

"The substantial refurbishment of AMP House has confirmed that occupiers still have an appetite for space in Croydon. AMP House provides a good quality, efficient business environment, easy access to local amenities and importantly proximity to Croydon's fantastic transport links. We are already experiencing strong interest in the next 20,000 sq ft of vacant office space we have refurbished and expect to announce more lettings soon."

Joint letting agents for AMP House are Savills and Stiles Harold Williams. Further information can be found at www.amp-house.co.uk

*photography available

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Note to Editors:

Croydon Gateway Limited Partnership (CGPUT)

Croydon Gateway LP is a Jersey registered limited partnership which owns AMP House, Dingwall Road Car Park and the Ruskin Square development site. The limited partnership is operated by Schroder Property Managers (Jersey) Ltd with Schroder Property Investment Management Ltd appointed as Property Adviser and Stanhope plc as Developer. The sole limited partner is Croydon Gateway Property Unit Trust, a Jersey PUT.

Schroder UK Property Fund (SPF)

Schroder UK Property Fund (SPF) became the largest UK fund to date to convert to a Property Authorised Investment Fund (PAIF)*, a tax efficient UK fund structure authorised by the Financial Services Authority.

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