

HOLIDAY INN EXPRESS

LONDON CROYDON



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1 PRIDDY'S YARD, CROYDON CR0 1TS



Knight Frank LLP and CBRE Hotels have been appointed as the sole and exclusive advisers in offering the opportunity to acquire a 156 bedroom hotel with 8 conference rooms, well located within the M25, in the centre of Croydon.



CROYDON, LONDON

Croydon is situated in the London Borough of Croydon and is recognised as London's largest 'Metropolitan Centre' and one of two strategic office centres outside London. With approximately £3.5 billion of commercial investment underway or in the pipeline, Croydon continues to have one of the largest town centre regeneration programmes in the UK.

Croydon is in Greater London and approximately 10 miles (16kms) from central London and has excellent public transport provision by rail, tram, bus and tube (by 2010).

The borough is the largest commercial hub for the whole of South London and the South Coast region, stretching from Hampshire to Kent. Later this year, West Croydon station will become the terminus for an extension of the East London line, making Croydon accessible to the London underground system for the first time.

More than 3 million people live within a 10 mile radius of the centre of Croydon. Croydon is the largest London borough by population with approximately 340,000 residents (2006 census).

Croydon is highly accessible, the pioneering Tramlink is the UK's largest tram network and transports approximately 28 million

passengers annually. The M25 (junction 7) and M23 are 8.5 miles (14 kms) from Croydon town centre. The A23 London to Brighton Road links Croydon directly to the M23 and M25. The A232 provides east-west connection with Kingston, Sutton and Bromley.

London Gatwick Airport, the country's second busiest airport is approximately 22 miles (35 kms) from Croydon town centre by road and only 16 minutes by rail. Heathrow is 23 miles to the west (37 kms).

The two mainline stations at East and West Croydon provide a regular service to London Victoria and London Bridge within 15 minutes and Clapham Junction, the UK's busiest interchange station (within 9 minutes).

There are services to Sussex and the South Coast, including Brighton.

Croydon has a large number of multinational companies in the business service and engineering sectors. The largest of those known companies include British Telecom, UK Border Agency, Direct Line Insurance and Nestlé.

Page 9 of this brochure makes reference to the regional map and an aerial photograph highlighting the hotel and its location.

Reception and bar





THE SITUATION

The hotel is located in the centre of Croydon, to the north of Frith Road on Priddy's Yard. The hotel is located to the west of The North End and is adjacent to the Centrale Shopping Centre. The property is a short walk from the Wellesley Road (A212). The hotel is approximately a five minute walk to the west of East Croydon train station and approximately a 2 minute walk from West Croydon train station. The hotel is within a 2 minute walk of Centrale, Church Street and George Street tram stations. The M23 via the A235 is easily accessible and provides a road connection to the South, the M25 and London Gatwick Airport.

The hotel is conveniently positioned in a very central location, compared to its competitors. The hotel subsequently attracts a sustained level of both corporate business during the week and leisure business over the weekend.

THE PROPERTY

The hotel was opened in July 2004, it was built by the current owner and subsequently, has been well maintained. The hotel has 156 bedrooms and 8 conference rooms ranging over ground floor and 10 upper floors with a gross internal floor area of approximately 5,706 sqm.



SCHEDULE OF AREAS (APPROX. SQ M)

	Gross internal area	Gross external area
Ground floor	597	630
1st - 6th floors	540	571
7th - 9th floors	491	521
10th floor	361	392
Plant room floor	35	46
Totals	5,706 sq m	6,057 sq m

ACCOMMODATION

The hotel has air-conditioning in both the public areas and all bedrooms.

SCHEDULE OF BEDROOMS

	Family rooms	Standard doubles	Standard twins	Accessible	Total per floor	Total
1st - 6th floors	9	2	6	1	18	108
7th - 9th floors	8	2	5	1	16	48
Totals	78	18	51	9		156





GROUND FLOOR FACILITIES

The reception area is accessed from the entrance lobby with casual seating for up to 10 guests, reception desk and staff office to the rear with four work stations. The Great Room comprises a fully equipped hotel bar with casual table seating for up to 16 guests and sofa seating area for up to 12 guests. The Great Room has approximately 80 covers and a breakfast bar. There is a business centre with two work stations. Back of house facilities include a well-equipped kitchen, staff changing and dining room, dry stores, trade entrance and luggage store. There are two 8 person passenger lifts which provide access to each floor, with a trade entrance from the back of house area to one lift on the ground floor.

There are separate ladies, gentlemen's and disabled person's WC facilities on the ground and conference floors. There are two internal staircases that run throughout the building and provide access to each floor.



CAR PARKING

There are 6 allocated car parking spaces situated to the front of the hotel.

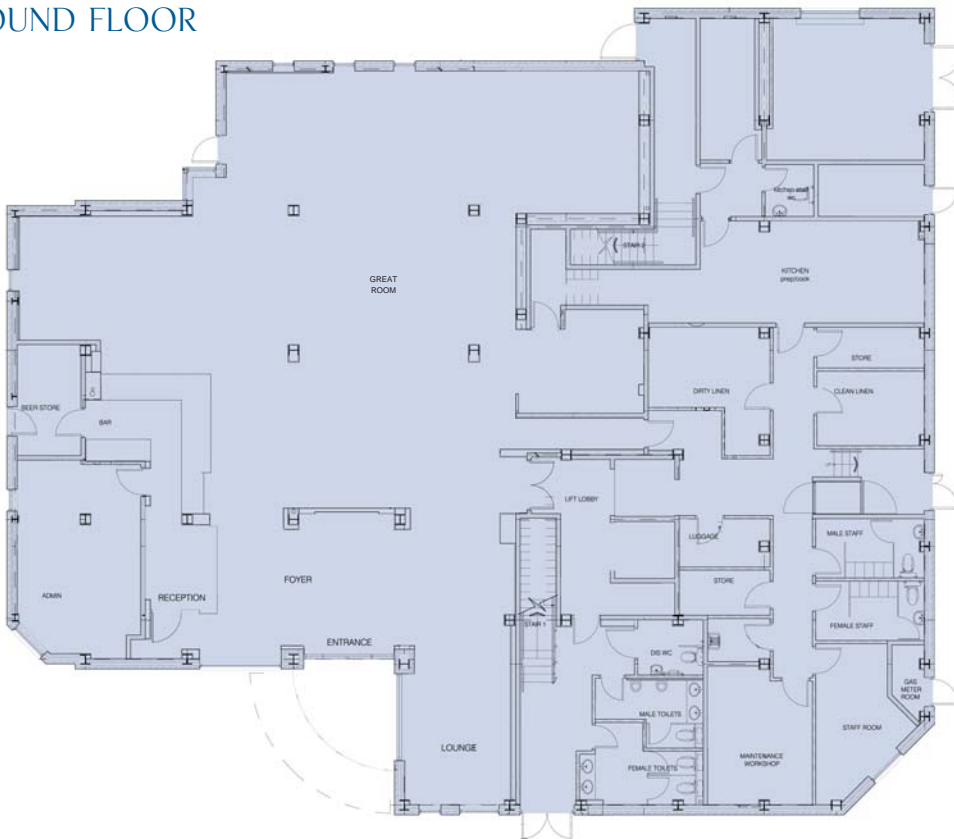
CONFERENCE FACILITIES

Situated on the top floor of the hotel is the conferencing centre, comprising 8 individual conference rooms, 3 of the 8 conference rooms can offer the flexibility of providing a single large conference suite (theatre style 70 and boardroom style 40). In addition to the hotel accommodation, this area is accessed via 2 eight person passenger lifts. The conference centre offers flexible meeting and conference space, that can be used for a variety of both corporate and leisure events. There is a reception area with desk, casual seating area with a hallway that leads to each room.

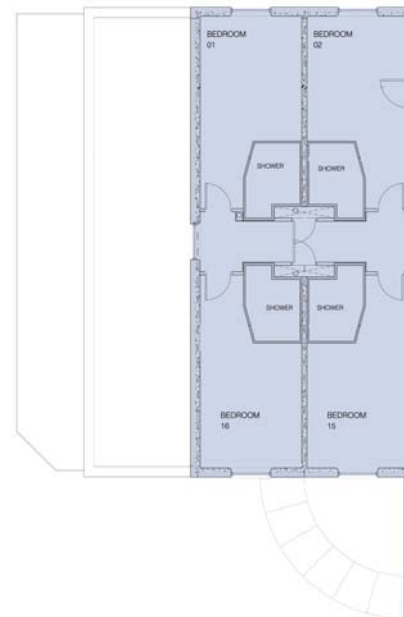
There is the potential for the future owner of converting some of the conference room space into extra 8 bedrooms.

Room	Theatre	U-Shape	Classroom	Boardroom	Size (sq m)
1	20	8	8	8	19
2	20	12	8	12	21
3	20	8	8	8	18
4	20	8	8	8	22
2, 3 & 4	70	40	30	40	61
5	20	8	8	8	18
6	20	8	8	8	31
7	20	8	8	8	14
8	20	18	16	18	29

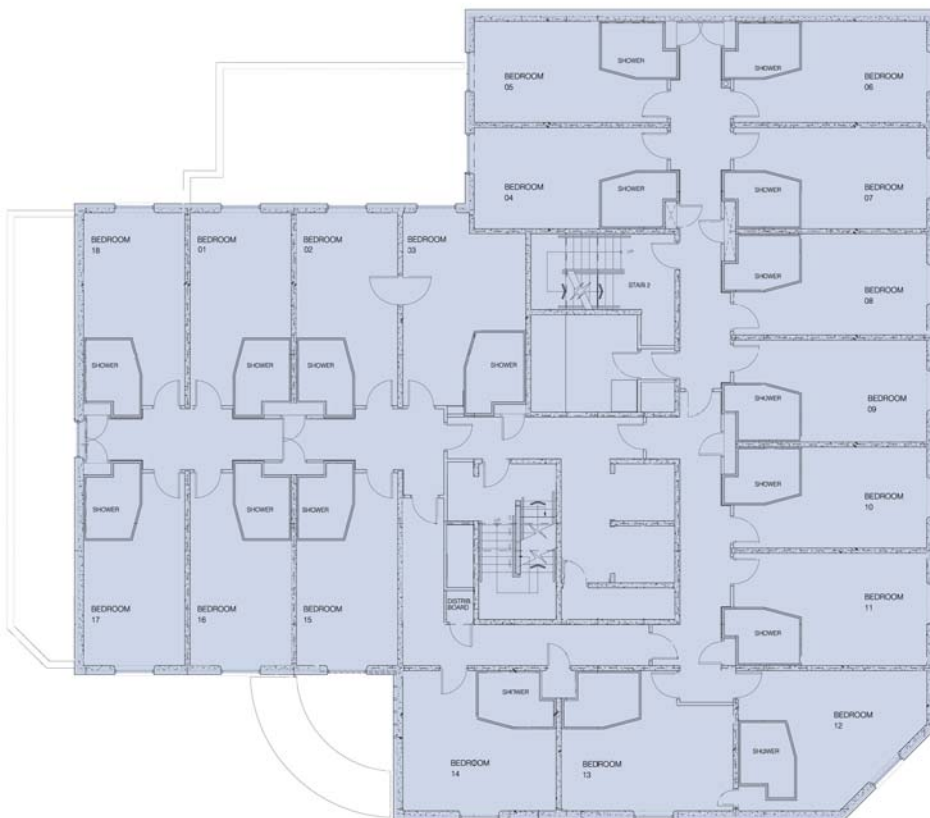
GROUND FLOOR



7TH - 8TH FLOORS

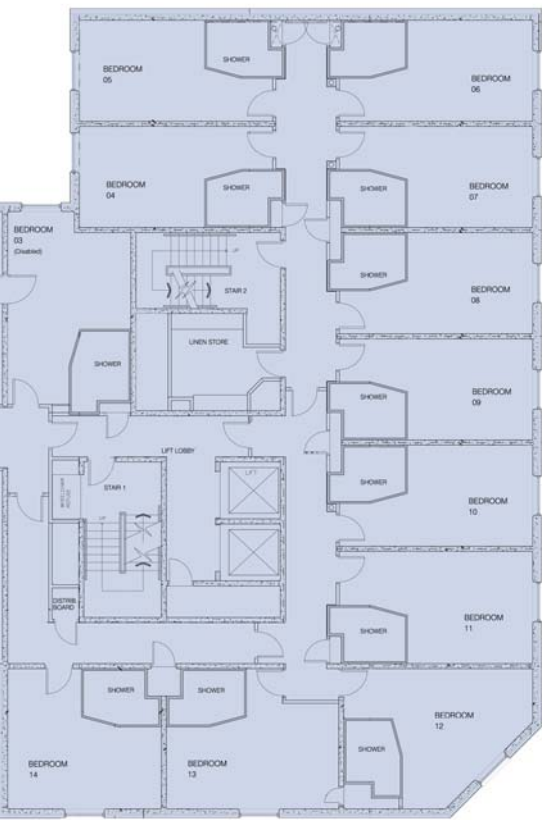
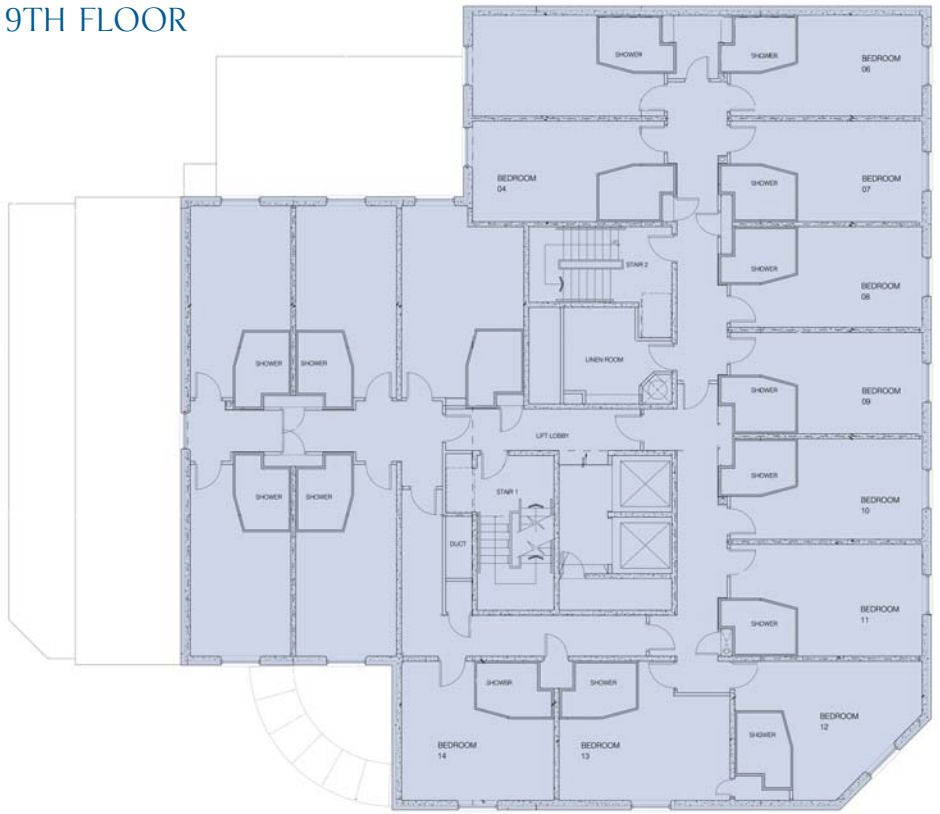


1ST - 6TH FLOORS

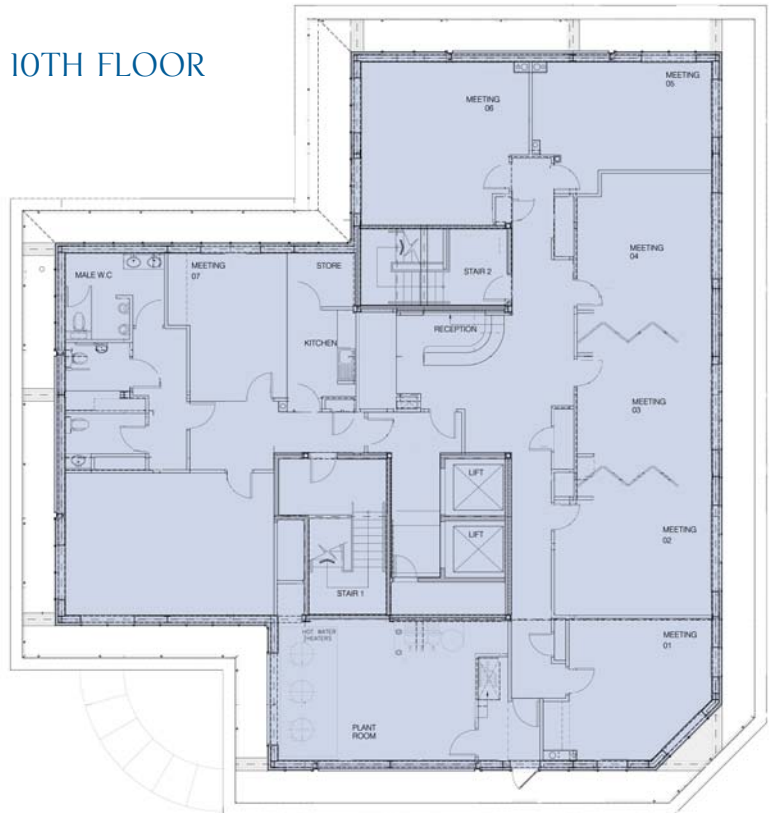


These plans are published for guidance only. Although they are believed to be correct their accuracy is not guaranteed, nor are they intended to form any part of any contract. Not to scale.

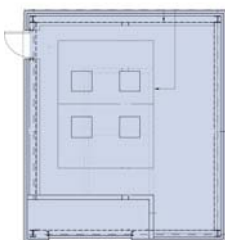
9TH FLOOR



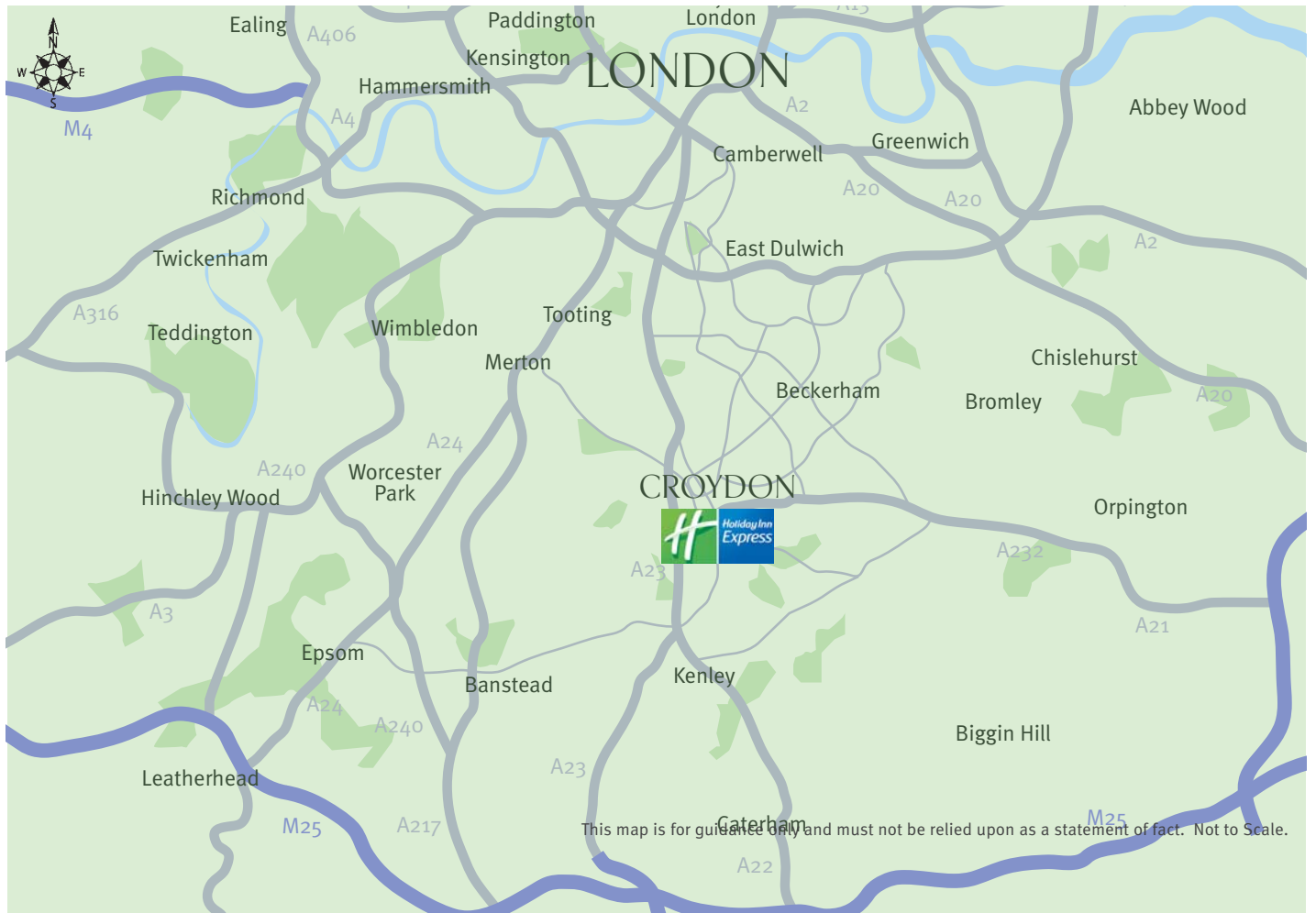
10TH FLOOR



PLANT ROOM FLOOR



MAP



1. Holiday Inn Express 2. West Croydon Station 3. East Croydon Station 4. Taberner House - Local Authority
5. Centrale Shopping Centre 6. Whitgift Shopping Centre



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