

INVESTMENT PROSPECTUS

**Croydon is the economic
powerhouse of South London**

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FOREWORD



Croydon is changing.

And increasingly, people across London and beyond are recognising what many of us have always known: this borough has enormous potential.

Croydon is the economic powerhouse of South London - a borough with heritage, heart and hustle. Home to nearly 400,000 people, more than 16,000 businesses, and one of the capital's largest and most important town centres.

With unrivalled connectivity - just 15 minutes from Central London and 15 minutes from Gatwick Airport - Croydon sits at the centre of one of the UK's most important growth corridors. And confidence is returning.

In the last four years alone, Croydon has secured more than £1.2 billion of inward public and private investment. From major town centre regeneration and new housing to culture, logistics and commercial growth, Croydon is already delivering its next phase of investment-led growth.

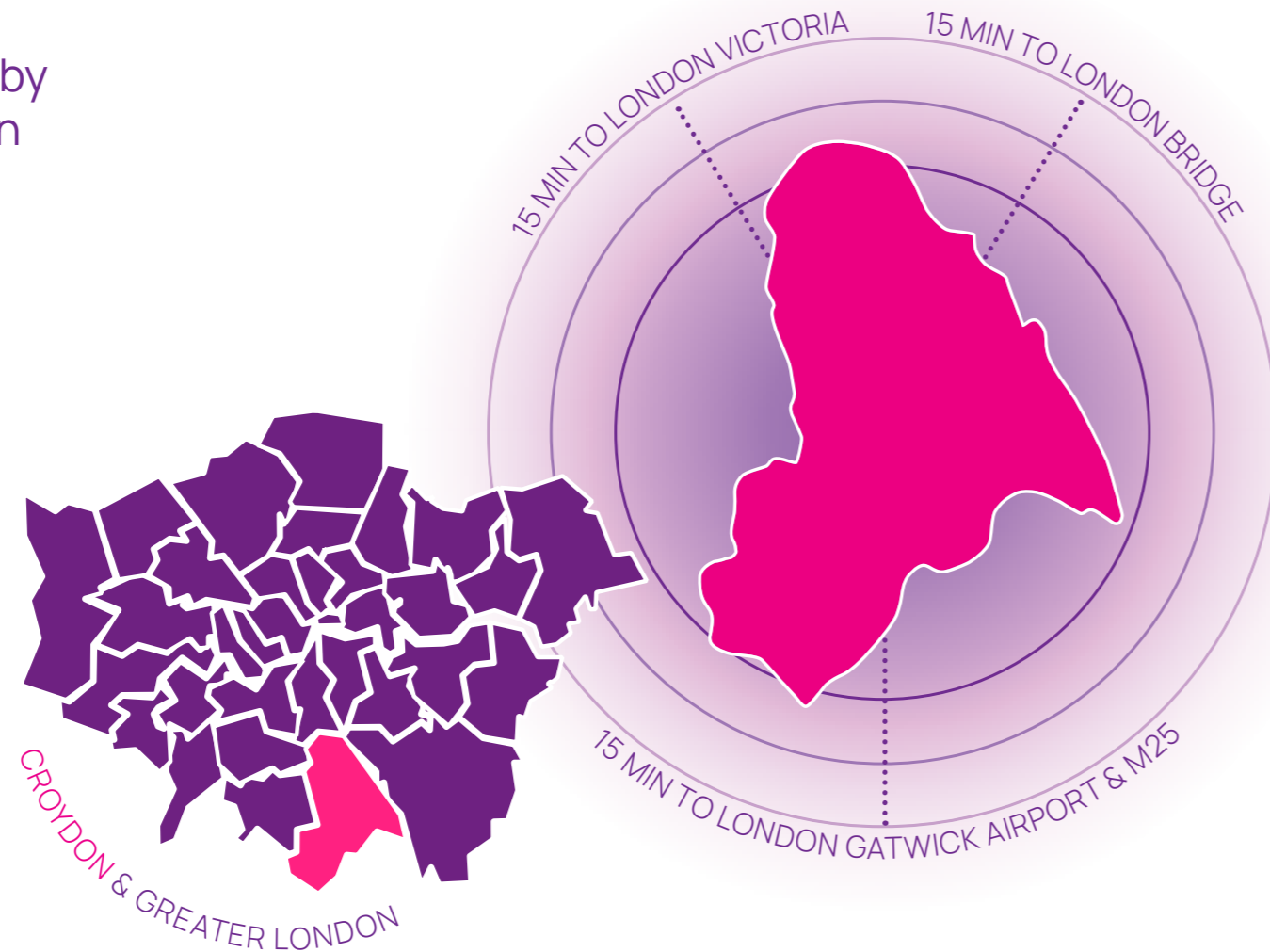
We are working closely with major partners and anchor institutions including Unibail-Rodamco-Westfield, Gatwick Airport, London South Bank University and BOXPARK to help shape a borough that is connected, dynamic and ready to deliver.

This prospectus sets out the scale of the opportunity ahead. Croydon is open for business. And there has never been a better time to invest in our borough.

Jason Perry, Executive Mayor of Croydon

INTRODUCTION

Named 'the single biggest opportunity site in London' by the Deputy Mayor of London for Business and Growth, Croydon is essential to the future of London and the South East.



Our 16,000-strong business base comprises London's largest number of SMEs, large-scale national enterprises, and sectors aligning with central government growth ambitions. Our location just 15 minutes from Central London and London Gatwick Airport gives us unparalleled national and global connectivity.

We have population growth outpacing the national average, a thriving logistics sector critical to last-mile delivery, and a goal of building 34,000 new homes and accompanying amenities by 2039, more than 10,000 of which will be delivered in the next five years.

With a strong track record of growth and development and bursting with new opportunities,

Croydon is ready for investment. Organisations like Unibail-Rodamco-Westfield, London South Bank University, and Legal & General are already involved as major employers, developers, or investors. Our Inward Investment team is ready to support your own investment journey.

This Investment Prospectus showcases Croydon's investment opportunities and support. It calls on investors, developers, and large-scale or fast-growth businesses who want to contribute to the evolution of one of London's most exciting places and to join esteemed global and national businesses in building Croydon's future.



The Mayor of London is committed to working with Croydon and boroughs across the capital through the London Growth Plan to drive inclusive and sustainable growth. With Croydon's strong existing infrastructure and major investment planned in its centre, Croydon has a major role to play in London's future growth, and is set to transform significantly over the next decade.

– Howard Dawber,
Deputy Mayor of London
(Business & Growth)

WHY INVEST IN CROYDON?

With global connectivity, thriving local culture, nationally-important sectors, and access to a highly skilled labour market, Croydon is ready to deliver investment returns across a variety of scales, sectors, and development sites. Here's what sets us apart.

1 UNPARALLELED GLOBAL CONNECTIVITY

Croydon is just 15 minutes to London Gatwick Airport and Central London by train and 15 minutes from the M25 and UK strategic road network

2 A SKILLED, DIVERSE, AND VAST LABOUR MARKET

Croydon benefits from access to a skilled, diverse talent pool of 1.5 million workers within a 45-minute commute, with experience spanning a wide range of sectors

3 A RESPONSIVE PIPELINE OF TALENT

Partnerships with Local institutions like London South Bank University, the BRIT school, and our FE colleges are educating new generations of workers with skills matched to local employer needs

4 CITY-SIZED PRODUCTIVITY

At £11.7bn in 2023, Croydon's GVA is on par with cities like Coventry, Durham, and Bradford

5 AN ATTRACTIVE COMMERCIAL MARKET

Our in-demand, high quality commercial spaces support London's largest number of SMEs and one of the most important logistics hubs the South East

6 A LARGE AND YOUNG POPULATION

With more than 400,000 residents, we are London's most populous borough. We're also a young borough: 20% of residents are under 16 and two-thirds are working age

7 AMPLE OPPORTUNITIES IN KEY SECTORS

Existing economic activity in digital, creative, financial services, engineering, construction, and education sectors provides a strong base for expansion and intensification

8 CREATIVE ENERGY AND PROWESS

Croydon has more creative businesses per capita than Manchester, Birmingham, or Leeds, as well as one of the Mayor of London's Creative Enterprise Zones for sustaining and growing these industries

9 DISTINGUISHED POPULATION GROWTH

Croydon town centre's population has doubled over a 10-year period, contributing to above-average population growth of 7.5% in the borough compared to 6.3% in England & Wales

10 A TRACK RECORD OF INVESTMENT SUCCESS

In the past 10 years, we've added nearly 18,000 homes and 1.27m square feet of new top-grade commercial space to our borough

WHY CROYDON NOW?

Croydon is changing—this is London's most significant growth opportunity. As the urban gateway to Gatwick, central to the Gatwick Economic Zone, a growing logistics and skills hub, and a key part of the London-Brighton growth corridor, Croydon is uniquely positioned to capture investment and drive economic growth.

We are revitalising town centres, unlocking housing-led regeneration and reimagining public spaces to create vibrant, inclusive and sustainable places where people want to live, work and visit. The borough is entering a defining period of growth, with significant investment committed, major developments progressing and a strong pipeline of opportunity coming forward.

As London's largest borough, Croydon combines scale with exceptional connectivity and a strengthening economic base, creating the right conditions for sustained delivery. For investors, developers and businesses, the timing is right to capitalise on momentum already underway—reflected in the scale, pace and performance outlined below.



£1.2bn

Inward investment
(4 years)

15 mins

Central London
& Gatwick

400k

Residents

16k

Businesses

140k

Daily visitors

£10.7bn

Local economy

34,000

Homes planned

#1

London's
largest borough

**Leading UK
creative
cluster**

(More businesses
per capita than
Manchester, Leeds,
Birmingham)

**Economic
growth
charter**

Economic Partnership
agreement between
Croydon Council and
London Gatwick

PAST, PRESENT & FUTURE

Croydon has long stood at the crossroads of connectivity and innovation. For centuries, it has been a place where goods, ideas, and ambitions converge: a launchpad for enterprise, a cradle for new industries, and a catalyst for change.

Croydon is London's most populous borough and our town centre is one of the largest and most dynamic in the capital. East Croydon station sees as many annual passengers as Edinburgh Waverley, and the borough's population has doubled over the past decade. Our vibrant hospitality and night-time experience, rich cultural heritage, and world-renowned creative outputs make us a great place for leisure and socialising.

1086

Croydon is recorded as a village in the Domesday Book

1276

Croydon receives its charter for a market and begins its evolution from village to urban centre

1596

John Whitgift, Archbishop of Canterbury, establishes the Whitgift Foundation, which supports local almshouses and schools

1774

Addington Palace is built and becomes the summer residence of the Archbishops of Canterbury throughout the 1800s

1803-1839

Railways and canals connect Croydon to Wandsworth, Deptford, and London Bridge

1853 & 1862

Kennards and Allders department stores open in North End

1867

Croydon Minster constructed

1851

Surrey Street Pumping Station opens in a groundbreaking public health initiative

1896

New Town Hall opens, marking civic advancement

1905

Crystal Palace FC is established as a professional club

1920

Croydon airport opens and becomes the UK's main airport for 25 years as well as a space for world-leading air travel innovations

1960s

Substantial city centre development—including Fairfield Halls and the Whitgift Centre—dramatically transforms Croydon's skyline, road network, and leisure options

1965

London Borough of Croydon is incorporated with its modern boundary and joins Greater London

1991

The BRIT school opens, nurturing talent such as Adele, Amy Winehouse, FKA Twigs, and Kate Nash

2000

Croydon Tramlink opens, connecting Wimbledon to Beckenham via Croydon town centre

Our economy is powered by a young, skilled population and strong, diverse SME base—the largest in London—spanning key sectors, including many that align with central government priorities: financial services, digital, logistics, engineering, and construction.

We host major private employers like Mott MacDonald and LV, renowned anchor institutions such as The BRIT School, Crystal Palace FC, and London South Bank University's Croydon Campus, and substantial public sector bodies like the Home Office and HMRC.

Croydon is a city within a city, where everyday life collides with bold ambition. It's where living, working, studying, and playing seamlessly intersect with cutting-edge innovation, economic dynamism, and international connectivity. This is urban energy at its most alive: a place where the local meets the global, and the future is already in motion.

Croydon has a suite of strategies, funding packages, and partnerships that are laying the groundwork for the future. Our Local Plan, revised in 2025, gives fresh evidence for and certainty to our strategic directions. We are recognised in the London Growth Plan as strategically important for housing development, while the size and sectors of our economy align with Invest 2035, central government's industrial strategy.

To coordinate funding and development and create conditions for growth and private sector investment, we have set up the Growth Zone, an innovative council-led initiative. Alongside private investment, it has secured public sector funding from central government, the Greater London Authority and Transport for London.

The centrepiece is a coordinated, £30m programme of public investment

into Croydon town centre. Driven by a new town centre strategy, consisting of a place strategy and delivery plan, investment is delivering mixed-use development with prominent commercial, leisure, arts, culture, and community activities and world-class public realm. Executive Mayor of Croydon, Jason Perry has convened a Town Centre Partnership working group to orchestrate actions in the town centre vision.



Looking outwardly, Croydon is part of the London Gatwick Airport Economic Zone, which could create 14,000 jobs and generate £1bn in economic benefits every year for the region, much of which would benefit Croydon's businesses and residents. We have established an Economic Charter Agreement with London Gatwick Airport to build on the existing positive relationship between the airport and Croydon Council and to continue driving economic growth in the Airport Economic Zone.

“

London Gatwick Airport is committed to working with Croydon Council to drive economic growth in the borough. The Gatwick Region Airport Economic Zone will support Croydon's growth potential over the next decade, and the existing Economic Growth Charter already sets out a partnership approach to maximise the benefits of the airport for Croydon's residents and businesses. The airport, only 14 minutes from Croydon by rail, looks forward to the realisation of Croydon's vision and growth plan.

– Alison Addy, Head of External Engagement & Policy, London Gatwick Airport

OUR INVESTMENT OFFER

We're actively inviting investors, developers, entrepreneurs, consultants, and community champions who share our vision for Croydon to invest in new commercial, residential, and mixed-use development, major infrastructure projects, retrofitting assets, and cutting-edge sectors. The opportunity is here—and the momentum is real.

Croydon's future is being shaped by a powerful coalition of local businesses, council partners, and investors who believe in its potential. As an investor, you will join this vibrant and committed development and investment community.

Since 2010 develop Croydon (undergoing a rebrand to Invest Croydon) has been bringing together more than 65 representatives from investors, developers and landowners who work together to promote Croydon as a great place to live, work and invest. For investors involved in projects in Croydon town centre, the Town Centre Partnership Group offers another forum for

collaboration, focusing on driving our town centre vision.

Croydon Council has a longstanding track record of working with partners like Develop Croydon, the South London Partnership, Start Up Croydon, and Croydon Business Improvement District to champion Croydon's opportunities, in addition to working with pan-London bodies like the GLA, TfL, London & Partners, and Opportunity London and government organisations like the Department for Business & Trade and Homes England.

How we can help

From identifying opportunities to realising returns, the Inward Investment Team at Croydon Council is your dedicated partner throughout your investment journey. With expert knowledge of Croydon and strong connections across London, we can connect you to the right people, places, and possibilities—helping you unlock value and drive impact where it matters most.

We can help you:

- Identify suitable opportunities for investment
- Connect with relevant council officers, agents, or property owners
- Navigate council policies, strategies, and planning processes

To learn more, contact us at economicdevelopment@croydon.gov.uk



CROYDON MEANS BUSINESS



Croydon Means Business is a borough-wide programme focusing on boosting enterprise with a targeted, business friendly suite of initiatives which aim to increase occupancy, create new jobs for residents and build a more vibrant, resilient and sustainable commercial environment.

EMPTY UNIT ACTIVATION

We're giving £100,000 to micro and small businesses to refurbish and reactivate vacant commercial units, reducing high street vacancies and boosting local economic activity.



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SHOP IMPROVEMENT GRANTS

We're providing grants for independent businesses to enhance shopfronts, accessibility and energy efficiency – improving appearance, customer experience, and sustainability.

BUSINESS RATES RELIEF

We're offering business rates relief for new businesses occupying vacant commercial units in Croydon town centre, reducing financial barriers and encouraging faster occupation, business growth and revitalised high street economic activity.

CONCIERGE & BUSINESS SUPPORT

Our dedicated service helps new businesses to coordinate grants, streamline interactions with the council, and access tailored guidance and workshops.

COMMUNICATIONS CAMPAIGN

Our branding, digital presence and business engagement attracts further investment into Croydon through coordinated campaigns and events.

CLEANER SAFER CROYDON

From our visible and friendly Park Guard Rangers patrols and targeted support for homeless individuals to additional environmental services, we're coordinating a suite of activities to improve safety and cleanliness in our town centres.



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RECENT PROJECTS

Investors in Croydon will join organisations like Merky Ltd, London South Bank University, and Crystal Palace FC in delivering cutting-edge, transformative projects

LONDON SOUTH BANK UNIVERSITY CROYDON CAMPUS

London South Bank University's new campus brings a specialism in healthcare education to Croydon. Its state of the art teaching facilities simulate real-world medical practice, while the new REACT Innovation Centre boosts collaboration between the health industry and academia.

The campus is also home to the Business Innovation Growth programme, funded by UK government to provide business support to South London start-ups and community groups.

SELHURST PARK

Built in 1924, Selhurst Park has served Crystal Palace FC for more than a century. Its current multi-million pound investment includes a new main stand to boost capacity by 31%, year-round community facilities, and accessibility improvements to make a home fit for a modern top-tier football club.



#MERKYFC HQ

A project by locally born and bred rapper Stormzy and Adidas, MerkyFC HQ is a football-oriented community facility based in Selhurst Sports Arena. It invites young people from across London to participate in football as well as adjacent activities, exploring music, content creation, gaming, and more.

MerkyFC HQ builds on the reputation of MerkyFC ('football careers'), a programme addressing racial inequality in the football industry through job placements for young black people.

NORTH END QUARTER

Involving the Whitgift and Centrale shopping centres as well as surrounding sites, Unibail-Rodamco-Westfield's North End Quarter masterplan will transform Croydon town centre.

The masterplan complements retail space with a broader range of uses, including flexible workspace, leisure, cultural spaces, public realm, and housing, alongside adaptive reuse of heritage assets such as the Allders building, which saw its first six units populated in autumn 2025.

“ Unibail-Rodamco-Westfield sees a real opportunity for regeneration including homes and a revitalised town centre that will celebrate Croydon's distinct character and diversity. With excellent transport links, and a creative and entrepreneurial community, it's well-positioned for its next phase of growth. We are proud to be working with the council, the community, and other partners to help shape that future.

– Adam Smith, Strategic Development Director at URW



23-27 COLLEGE ROAD

This is a landmark residential building in Croydon town centre. Europe's tallest modular building, its striking mid-century-inspired façade houses 50 storeys of 817 studio and one-bedroom rental apartments and shared amenities like a spa, gym, co-working spaces, a multifaith space, and a sky garden.

Developer Tide Construction took 28 months to complete the building thanks to modular, largely off-site construction.



SURREY STREET

Dating back to 1276, Surrey Street is one of the UK's oldest markets and central to the town centre's heritage quarter. Today, it is benefitting from more than £4.4m of investment from the Greater London Authority and match funding from the Growth Zone as part of the Amplifying Surrey Street programme.

The investment programme, in which the council is working with community partners and local businesses, will repurpose vacant spaces for culture and community use as well as improve the public realm.



FAIRFIELD HALLS

One of the heralds of Croydon's post-war transformation, Fairfield Halls opened in 1962 and serves as Croydon's premier cultural venue. In 2016, a £42m council-led refurbishment modernised the building, retaining its heritage detailing while improving its sustainability to BREAAAM Excellent standard.

Since reopening in 2019, Fairfield Halls has won multiple awards for its renovation and kickstarted regeneration in Croydon's Cultural Quarter.



BOXPARK

Boxpark arrived in East Croydon in 2016 to spur development around nearby Ruskin Square, its £3m construction cost financed by a low-interest loan from the council and repaid by 2022.

Having embedded in East Croydon long past the five years initially planned, Boxpark has become a key social hub in the town centre's evolution into a fully-fledged place to work, live, and play.



BOXPARK chose Croydon to be its second site in 2016 knowing the underlying opportunity that the urban district has to offer and the amazing potential that the community and businesses hold. We bring 300+ cultural events and in excess of 1.3m visitors per year to the town centre and have supported more than 150 small businesses so far, allowing jobs to be created from a rich pool of local talent. We continue to see Croydon as a great place to invest and have recently opened a new competitive socialising space, Playbox, to enhance Croydon's leisure offering and ensure that the growth of Croydon's retail sector continues.

- Ben McLaughlin, Chief Operations Officer, BOXPARK

SECTORS FOR INVESTMENT

Sectors for investment span the breadth of our dynamic, diverse, and growing economy. Our large SME base, major employer presence, alignment with central government's priority sectors, and record growth in microbusiness numbers attest to our economic momentum and strong position for sector-oriented investment.

ENGINEERING & CONSTRUCTION

A high presence of global and national firms including AECOM, Atkins, Mott MacDonald, Arcadis, WSP, and Skanska testifies to our appeal to these sectors. Accredited construction skills courses from local institutions are injecting new talent into the industry, while the shift towards sustainability, retrofit, and modern methods of construction presents major investment opportunities.

CREATIVE & CULTURAL

Croydon is a cradle of culture and creativity, from buzzing grassroots activity up to legendary cultural figures like Stormzy and Kate Moss. As one of the first Creative Enterprise Zones in London and London Borough of Culture in 2023, we are recognised as a cultural leader. With regional and national strategies in play to boost creative and cultural industries, now is the time to build on our legacy and invest in the next chapter of Croydon's culture story.

DIGITAL & TECH

Digital and tech investors in Croydon will find great transport and broadband connectivity, an established cluster of more than 8,000 sector jobs, a wide selection of commercial space, a labour market of around 85,000 experienced digital and tech employees within a 45-minute commute, and strong support for growth from both Croydon Council and national government.



LOGISTICS

Croydon's expertise in logistics and extensive warehouse and industrial space is critical to bringing global goods to London and the South East. The envy of neighbouring boroughs, Croydon's key industrial corridors are subject to policy protection and a focal point for new industrial development.

FINANCIAL SERVICES

New high-spec commercial spaces, public realm improvements, a great transport network, and access to one of the most highly skilled populations in the world make Croydon a top location for financial services businesses alongside established organisations like LV, AIG, Allianz, and HMRC.



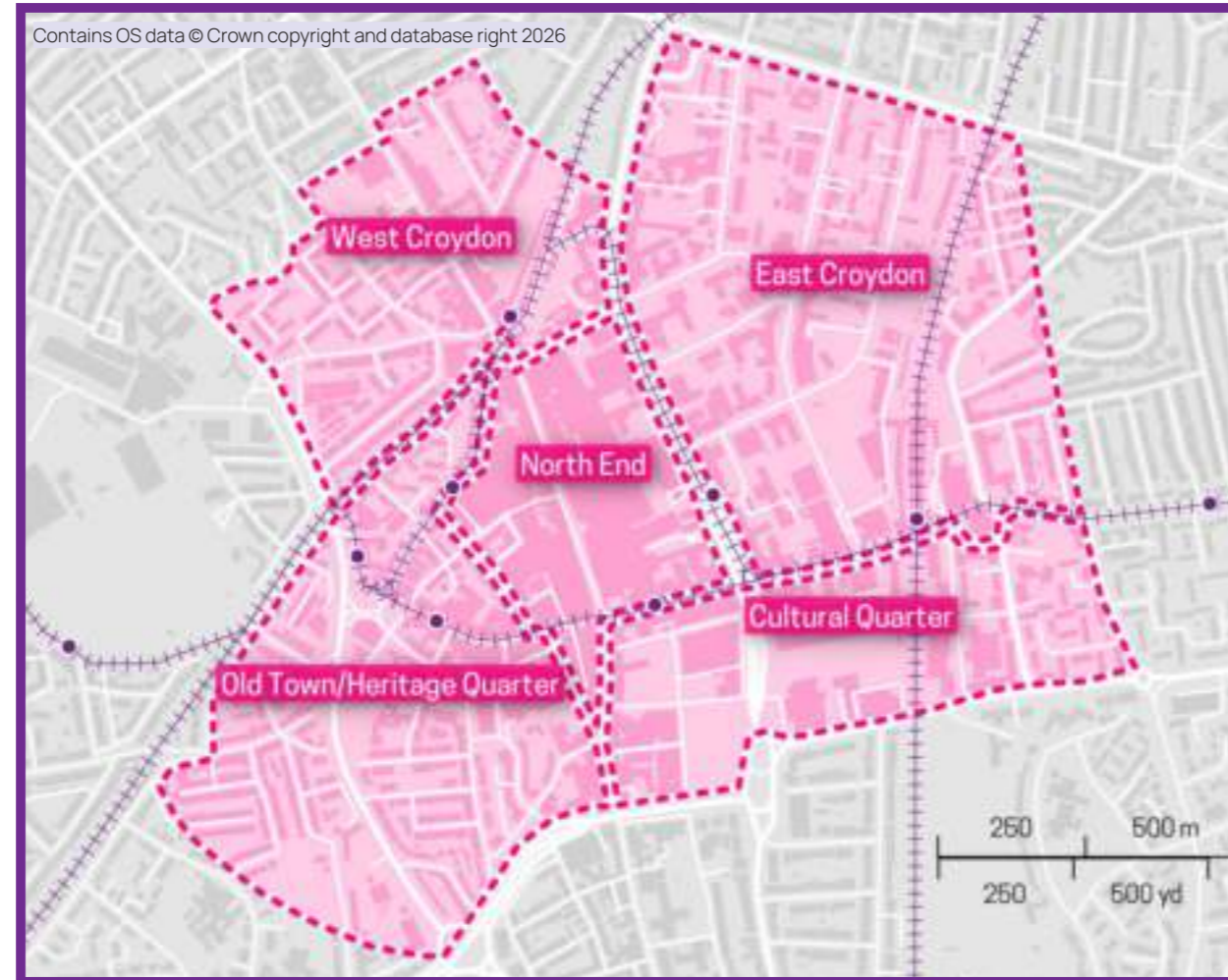
EDUCATION & TRAINING

Institutions like the BRIT School, Croydon College, and John Ruskin College have long been at the forefront of quality education, while London South Bank University is bringing a focus on healthcare and business. We welcome cutting-edge further and higher education, especially where courses support the sectors outlined here and green or low-carbon industries.

TOWN CENTRE INVESTMENT

Covering over 100 hectares and home to more than 2,100 businesses and 47,000 jobs, Croydon town centre is the borough's economic heart—and one of the UK's largest regeneration opportunities. With clear capacity for growth, the 2025 Town Centre Regeneration Strategy unlocks major opportunities across residential, retail, leisure and culture.

This transformation is already underway. Backed by a Unibail Rodamco Westfield, with a major planning application expected by 2026, the programme will drive delivery at scale—supporting up to thousands of new jobs and reinforcing Croydon's role as a leading South London destination.



East Croydon

East Croydon will secure its status as a major social hub through investment in public transportation and the experience economy

East Croydon is a high-density, mixed-use district with a fast-growing population and unparalleled connectivity. It's one of London's busiest transport hubs, connecting to Central London and London Gatwick Airport in just 15 minutes and seeing annual passenger counts rivalling Edinburgh Waverley.

A strong office base, innovative residential development (including build-to-rent and office-to-residential schemes), and a growing food and beverage offer from Boxpark and other outlets make East Croydon a dynamic, fully-fledged neighbourhood for living, working, and socialising, with plenty of opportunities for further amenities and experiences.



North End

The North End Quarter will be transformed into thriving mixed use area, led by bold new mixed-use development spanning retail, residential, and leisure

With a broad, pedestrianised high street flanked by retail encompassing global brands to independent shops, the North End has long been Croydon's shopping district—but a new chapter is emerging thanks to the Croydon Project, one of London's most substantial redevelopment initiatives.

In addition to refurbishing part of the current retail space, landowner Unibail-Rodamco-Westfield and Croydon Council share an ambition for redevelopment of the North End to bring a broader mix of uses, including residential, leisure and culture, and a new public square.



Cultural Quarter

The Cultural Quarter will become a landmark for arts, culture, and community in London, anchored by Fairfield Halls and connected by inspiring, inclusive public spaces

Home to Fairfield Halls—South London's largest arts centre—Croydon College, Croydon Town Hall, the Museum of Croydon, Croydon Police Station, and the Queen's Gardens, this district draws together culture, education, green space, and civic functions to anchor the town centre.

Enlivened by college students, event-goers, local workers, and visitors, the cultural quarter draws a broad range of people who are an important customer base for the shops, restaurants, and services throughout the town centre. Queens Square is a major redevelopment opportunity at the heart of this quarter.



Old Town/Heritage Quarter

The Old Town will invite people to celebrate and value Croydon's rich history, including our nationally significant heritage assets

In Croydon's heritage quarter, centuries-old landmarks like the 14th-century Croydon Minster and Grade II listed Surrey Street Pumping Station live alongside shops, cultural spaces, modern residential buildings, and low-rise office blocks.

Bordering the heritage quarter is Surrey Street market, trading since 1276 and recently the beneficiary of a £4.4m investment programme. Here, visitors can find cuisines, groceries, herbs and spices from all corners of the globe every day of the week.



West Croydon

West Croydon will showcase and celebrate our diversity, with thriving and varied dining and retail options representing all corners of the globe

Centred around West Croydon station, this district is a major interchange point not just as a busy public transport hub, but as a place where cultures from around the world cross paths. Its established multicultural grocers, shops, and restaurants represent the Caribbean,

West Africa, Middle East, Sri Lanka and more—and reflect the diverse nature of the neighbourhood's residents.

New development is bringing new residents to West Croydon, which can support further investment, business opportunities, and intensification of its cosmopolitan offer.

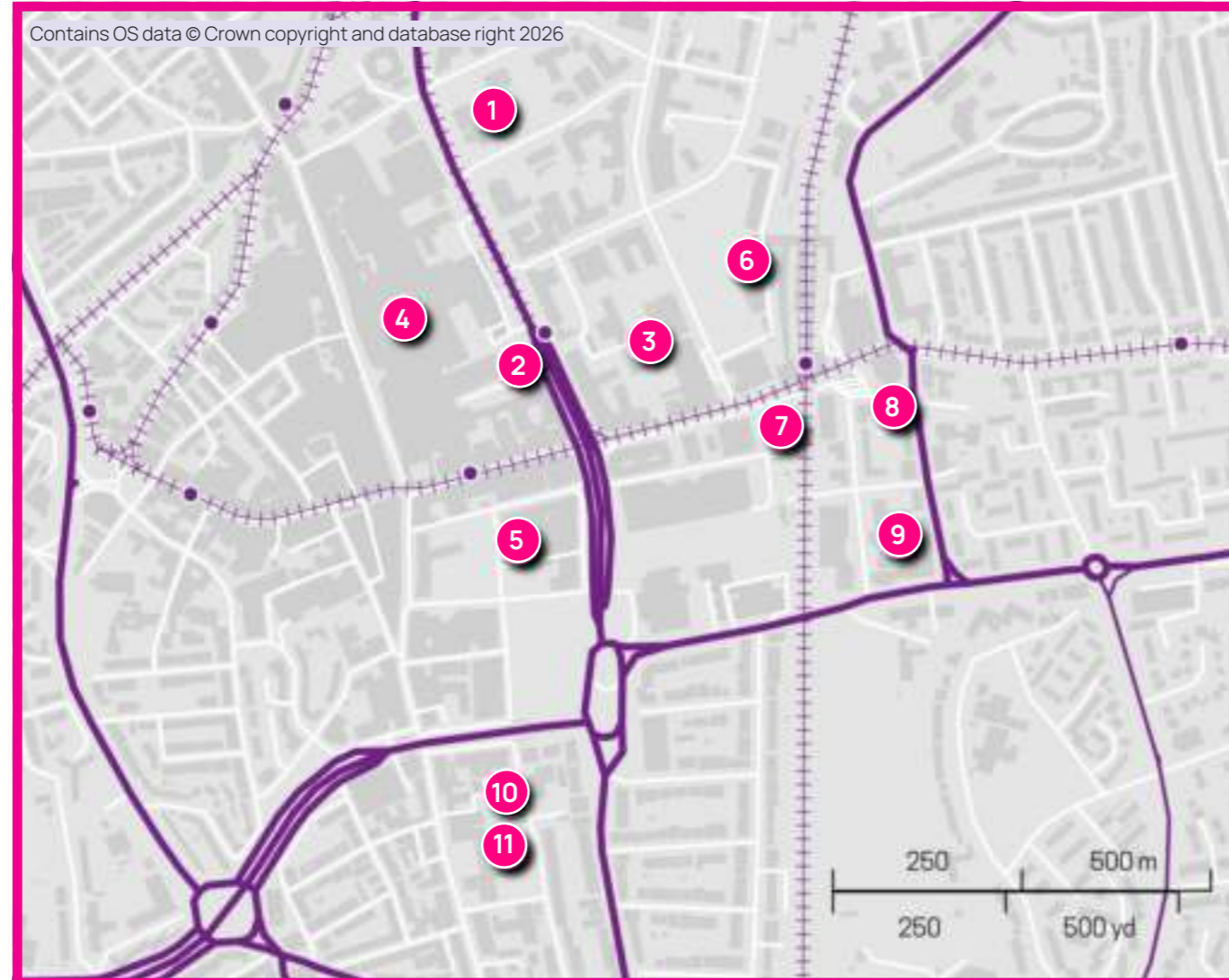


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





SITES FOR INVESTMENT

There are investment opportunities across the borough, particularly related to the Purley Way Transformation Area and Brighton Main Line and East Croydon Transformation Corridor.

Here, we focus on Croydon town centre, where opportunities for investment and development include residential, commercial, retail, leisure, hotel, and public realm.



Icon key

-  Residential
-  Office
-  Retail
-  F&B
-  Hotel
-  Green & community space

1 SPACE CROYDON

Space Croydon is a £300m GDV residential led investment delivering 585 homes created through the transformation of Apollo House and Lunar House (22 storey), a pair of 1970s brutalist office buildings inspired by the space age. The scheme unlocks heritage, regeneration value and long term returns through the refurbishment and retrofit of these iconic locally listed heritage assets. .



2 9-11 WELLESLEY ROAD

The site's vacant office buildings present a significant and highly flexible redevelopment opportunity, capable of delivering new housing alongside a diverse mix of complementary town centre uses, including residential, hotel, retail, and modern office space, to support increased activity and wider regeneration..



3 SOUTHERN HOUSE



Southern House is a residential-led investment delivering up to 200 new homes through the change of use of a locally listed 18 storey office complex, unlocking significant regeneration, heritage and long term value through a sustainable refurbishment and retrofit approach.

4 THE CROYDON PROJECT



The Croydon Project will transform the Whitgift Centre, Centrale and the iconic Alders building, alongside surrounding areas on North End, into a vibrant mixed-use destination with new homes, public spaces, shops, restaurants and leisure uses. It will deliver c.2,500–3,000 new homes, 15,000–25,000 sqm of F&B, and 50,000–60,000 sqm of retail, leisure and community space, strengthening Croydon town centre's role serving South London. The masterplan is currently at pre-application and public consultation stage, with submission targeted for late 2026. Enabling and supporting works are already progressing, with construction anticipated from 2028 onwards.

4 The Croydon Project





5 QUEENS SQUARE



St George's Walk, Katharine House and Park House (the former Nestle Headquarters, Grade II Listed Segas House and Queens Square site to the west across St George's Walk) will become a mixed-use development of 820 homes with a new town square, featuring leisure, cultural and hotel uses and an east-west pedestrian and cycle link.



Queens Square
© Glenn Foster

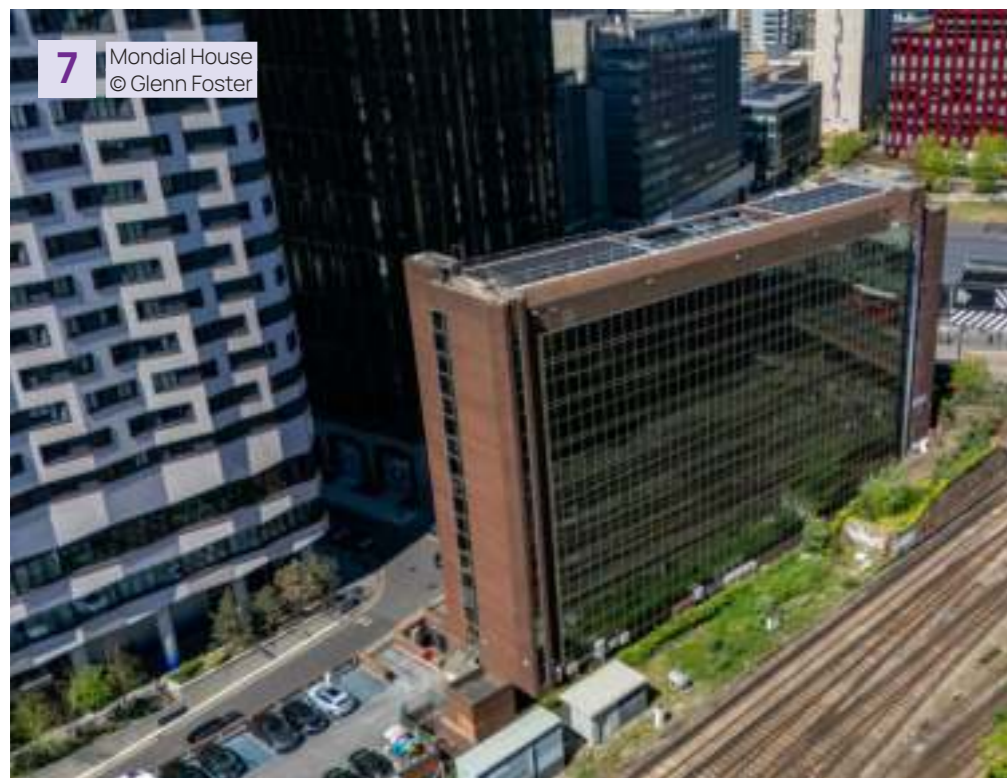
6 RUSKIN SQUARE



Stanhope and Schrodgers' 3.7 hectare mixed-use Ruskin Square scheme is building 776 homes in a previously derelict car park and railway yard.



6 Ruskin Square
© Glenn Foster



11 LEON QUARTER

Leon Quarter is a mixed-use town centre development delivering up to 357 homes within three buildings up to 31 storeys, alongside a new public square surrounded by a retail and food and drink offer. This scheme follows the refurbishment of the locally listed brutalist landmark Leon House, delivering a new quarter for Croydon town centre.



7 MONDIAL HOUSE

Mondial House is a mixed use town centre investment opportunity, delivering around 130 new homes and the opportunity for retail, hotel, and office space. It replaces a former 15 storey office building, unlocking high density regeneration, diversified uses, and long term value creation through

comprehensive redevelopment. The site is for mixed use development, with main town centre uses at ground floor and residential, hotel and/or office uses above, with an indicative capacity of around 133 homes. The scale and configuration of the site offer flexibility to respond to market demand while supporting Croydon's wider town centre regeneration objectives.

8 CITYLINK HOUSE

A prime site near East Croydon station, the five-story Citylink House office block is being replaced with 84 affordable homes, 498 co-living homes, and 593 square metres of commercial and community space.

9 CROYDON PARK HOTEL

Opportunity for mixed use development with town centre ground floor use with around 450 new homes and/ or office above.

10 4-20 EDRIDGE ROAD

Previously a car park, a new scheme at Edridge Road could provide 230 homes across 11 and 33 storey buildings.



Global capital can choose where to invest – and London consistently stands out. Within it, Croydon is leading the way, driven by a clear vision, strong civic and business leadership, and a regeneration opportunity of genuine scale. This is a borough already delivering on its potential. Now is Croydon's moment – a generational opportunity not to be missed.

– Jace Tyrrell, Chief Executive, Opportunity London

Start your investment journey with us.

Ready to build.

Ready to partner.

Ready to deliver.

This is one of London's most significant growth opportunities. And now is the moment to be part of it.

economicdevelopment@croydon.gov.uk

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