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TO LET

OFFICE – 164 - 1,109 SQ FT (15.2 - 103 SQ M)

**Weatherill House Business Centre, New South Quarter, 23 Whitestone Way, Croydon,
Surrey, CR0 4WF**

DESCRIPTION

Weatherill House is a purpose-built, serviced office space, perfect for business owners who want to expand into a comfortable, affordable, friendly business environment without the restriction.

The property contains small suites perfect for start up business or existing businesses wanting to expand within Croydon with great transport links located around the area.

LOCATION

The property benefits from great public transport links in all directions, Close to Wandle Park tram stop and Purley Way's shopping centre and leisure facilities. The building is in close proximity to a Sainsburys, Aldi and Lidl.

Wandle Park to West Croydon - 6 mins
 Wandle Park to East Croydon - 12 mins
 Wandle Park to Wimbledon - 22 mins
 East Croydon Station. Journey times:
 London Victoria - 16 mins
 London Bridge - 12 mins

ACCOMMODATION (NIA)

	NUMBER OF DESKS	SQ FT	SQ M
<u>1st Floor</u>			
WH112 (W)	5/6	264.8	24.6
WH120 (W)	8	310	28.7
WH122 (NW)	2/3	149.6	13.8
<u>2nd Floor</u>			
WH204 (W)	4/5	191.6	17.8
WH205 (w)	4/5	181.9	16.8
WH209 (NW)	3/4	183	17
TOTAL	-	1,280.9	118.9

AMENITIES

- Fully Furnished
- Heating and A/C
- Shower and changing room facilities
- 24/7 Secure Access
- Unlimited Superfast WiFi
- Cat-6 wired points in all offices
- Individually activated office alarms
- Conference, board, and meeting rooms available to hire and 2 free day use of the conference room
- Car parking is available at an additional charge of £70 and electric car charging facilities
- Bike storage
- Kitchen available on each floor

RENT

On application.

TENURE

Fully furnished private offices to let on a yearly licence with an easy opt in opt out scheme that allows one month's notice at any time.

RATES

On application.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of B.



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VIEWINGS – 020 8662 2700

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