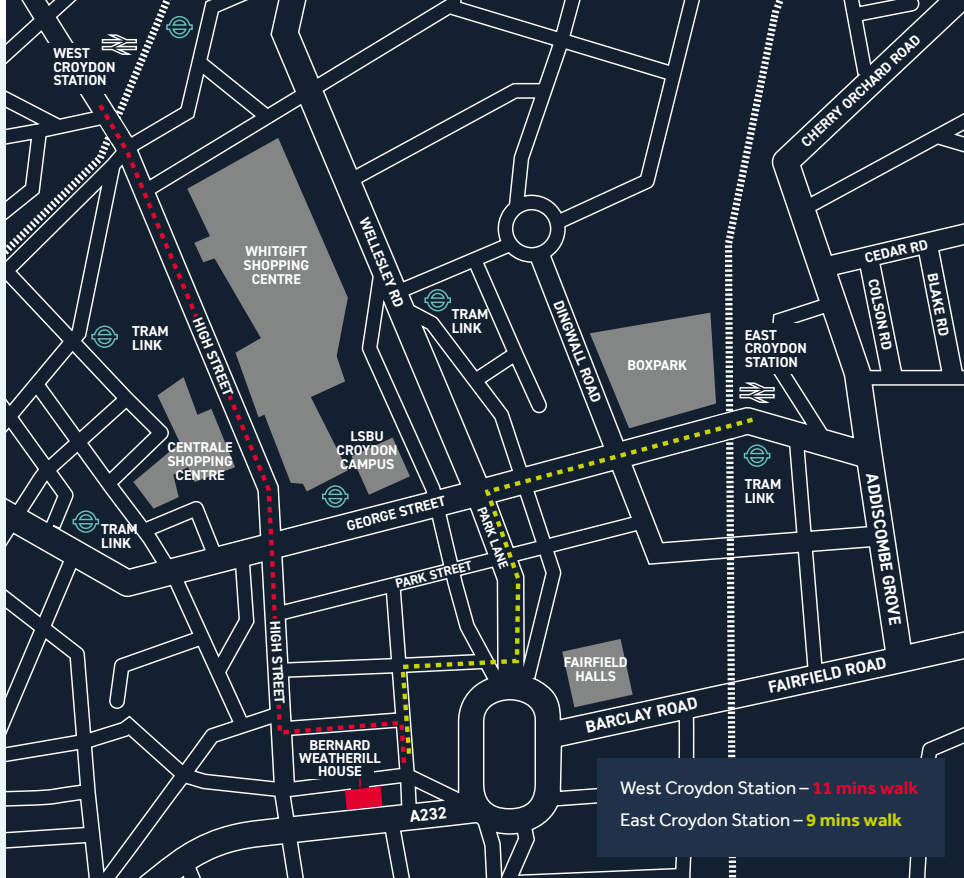


# Bernard Weatherill House

8 MINT WALK  
CROYDON CR0 1EA



FULLY FITTED AND FURNISHED OFFICES – 8,484 – 42,036 SQ FT (788 - 3,905 SQ M)



West Croydon Station – **11 mins walk**  
 East Croydon Station – **9 mins walk**

## Location

Croydon is strategically located on the A23 between Central London and the M25 providing easy access to the national motorway network and Gatwick and Heathrow Airports.

The property is also a short walk away from the Tram stops on George Street/ Wellesley Road, which connects Croydon to Wimbledon and Beckenham.

The building itself is located just a 9 minute walk from East Croydon Station and a 11 min walk from West Croydon station. Both stations are within close proximity of the property and provide frequent services to:



### By Rail

Clapham Junction	<b>9 mins</b>	Sutton	<b>10 mins</b>
London Bridge	<b>12 mins</b>	Gatwick	<b>15 mins</b>
Victoria	<b>16 mins</b>	Brighton	<b>43 mins</b>
Blackfriars	<b>19 mins</b>		



### By Road

Central London	<b>11 miles</b>
Gatwick	<b>18 miles</b>
Heathrow	<b>39 miles</b>
M25 Jct 6	<b>11 miles</b>



# Description

Bernard Weatherill House is a modern Grade A office building. It offers large flexible fully fitted and furnished open plan spaces with excellent tenant facilities.

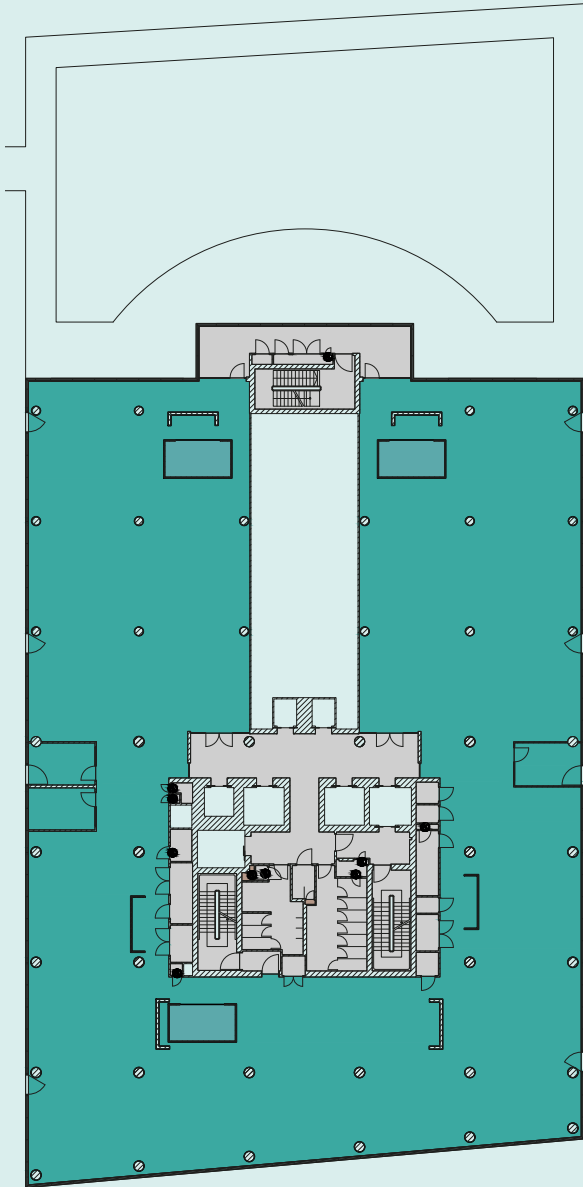


## Amenities

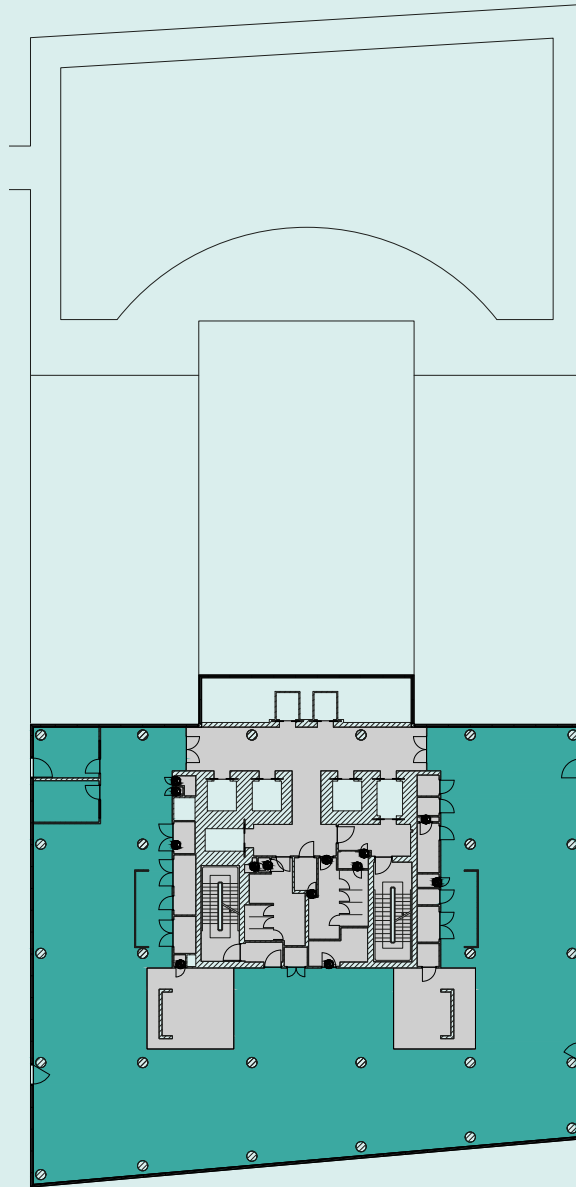
- Fully fitted and furnished floors, ready for occupation
- Chilled beam A/C
- 3.2m floor to ceiling heights
- Floor to ceiling glazing providing excellent natural light
- Building café and terrace areas
- Meeting and training facilities for hire
- Showers and bike storage
- Large floorplates
- 6 passenger lifts



# Floor Plans



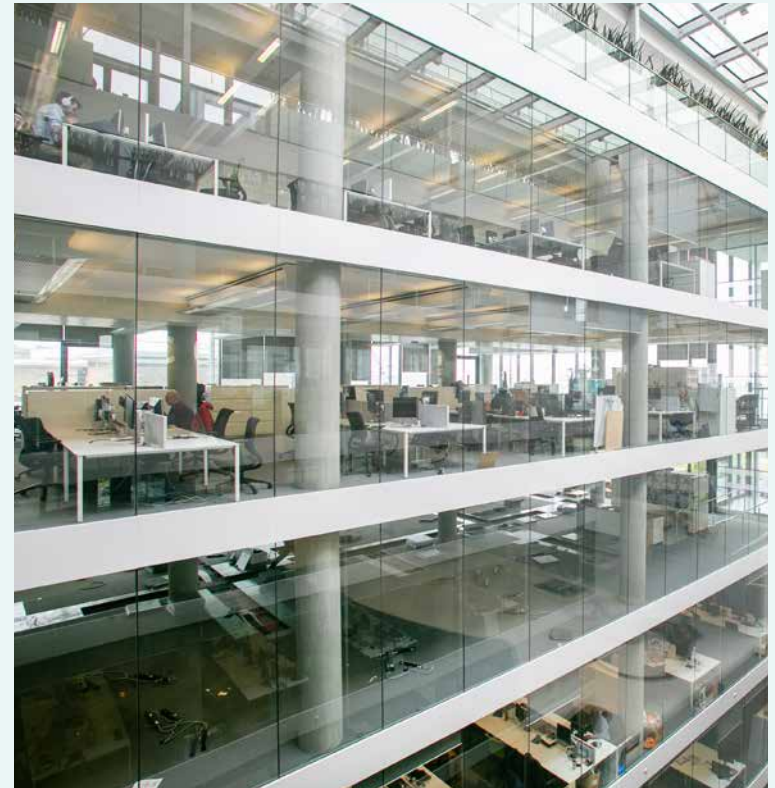
Indicative floorplan for the 7th Floor



Indicative floorplan for 9th, 10th & 11th Floors

# Accommodation (NIA)

Floor	Sq ft	Sq m
7 <sup>TH</sup> Floor	16,103	1,496
9 <sup>TH</sup> Floor	8,676	806
10 <sup>TH</sup> Floor	8,773	815
11 <sup>TH</sup> Floor	8,484	788
<b>Total</b>	<b>42,036</b>	<b>3,905</b>



# Further Information

## Rent

On application.

## Rates

Business rates on application.

## Service Charge

A service charge will be levied for the upkeep of the communal areas. On application

## Tenure

A new full repairing and insuring lease is available on terms to be agreed.

## VAT

VAT will not be chargeable on the terms quoted.

## Legal Costs

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

## EPC

The property has a energy performance rating of C with a score of 74.

## Contacts

Site viewings strictly by prior arrangement with the sole agent.

### Thomas Tarn

ttarn@shw.co.uk  
07943 579 296

### Tom Reed

treed@shw.co.uk  
07867 232 653



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