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**TO LET**

**OFFICE – 118 - 1,361 SQ FT (10.96 – 126.44 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)**

|                     | NO. OF DESKS | SQ FT        | SQ M          |
|---------------------|--------------|--------------|---------------|
| <u>Ground Floor</u> |              |              |               |
| WH014 (W)           | 4            | 168          | 15.61         |
| <u>1st Floor</u>    |              |              |               |
| WH121 (NW)          | 5/6          | 220          | 20.44         |
| WH104 (NW)          | 2/3          | 118          | 10.96         |
| WH113 (W)           | 5            | 169          | 15.70         |
| <u>2nd Floor</u>    |              |              |               |
| WH202 (W)           | 6            | 277          | 25.73         |
| WH208 (NW)          | 3/4          | 164          | 15.24         |
| WH211 (NW)          | 6            | 245          | 22.76         |
| <b>TOTAL</b>        | <b>-</b>     | <b>1,361</b> | <b>126.44</b> |

**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**

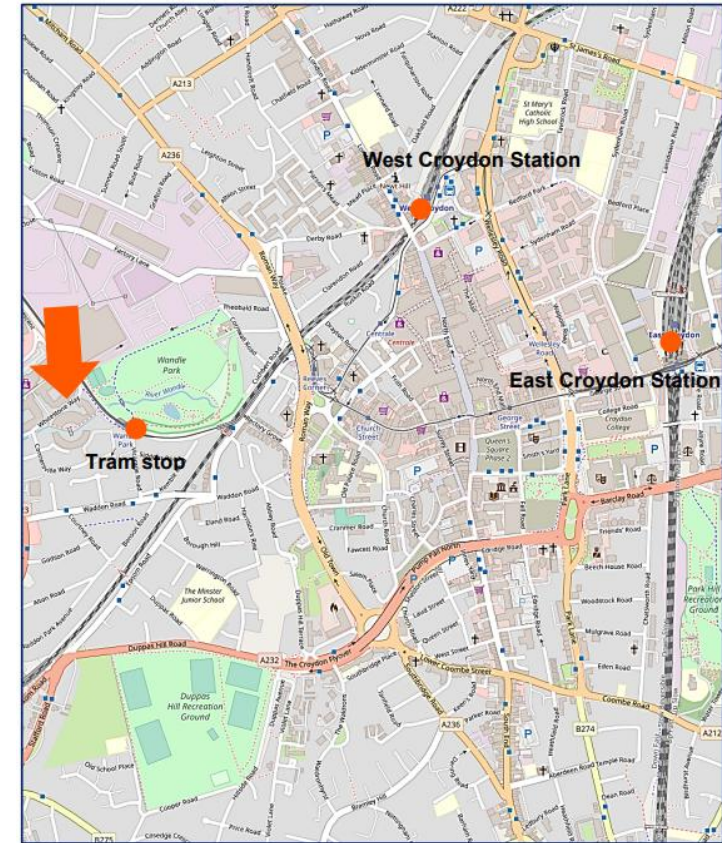
VAT will be chargeable on the terms quoted.

**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**

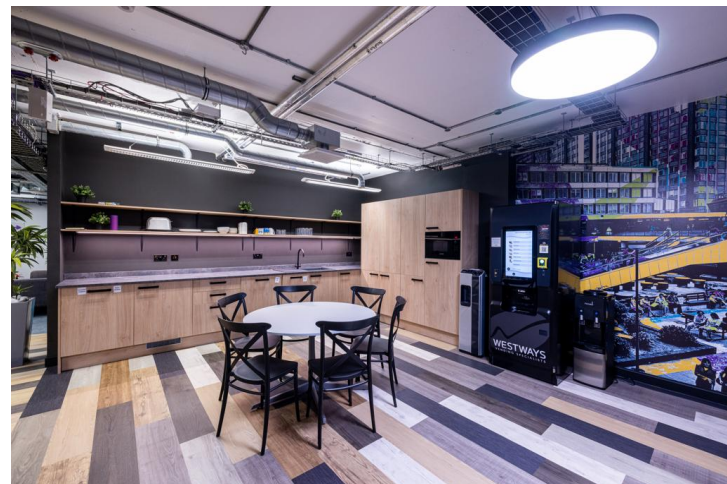
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