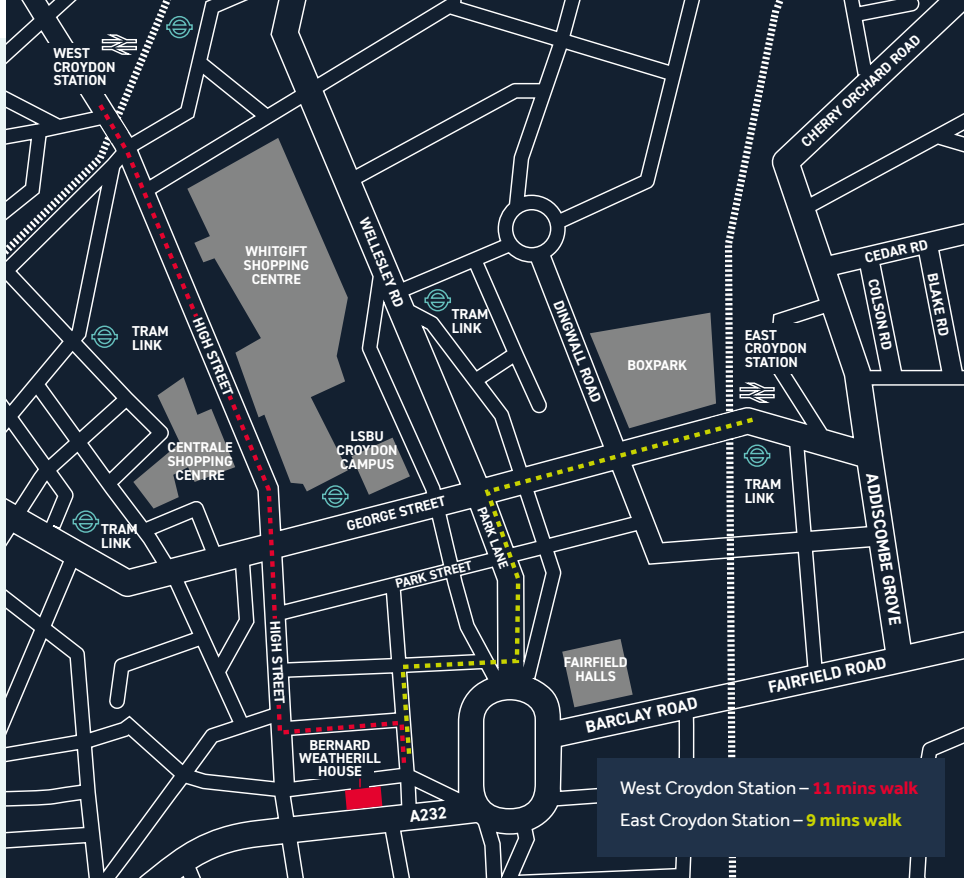


Bernard Weatherill House

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	9 mins	Sutton	10 mins
London Bridge	12 mins	Gatwick	15 mins
Victoria	16 mins	Brighton	43 mins
Blackfriars	19 mins		



By Road

Central London	11 miles
Gatwick	18 miles
Heathrow	39 miles
M25 Jct 6	11 miles



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.

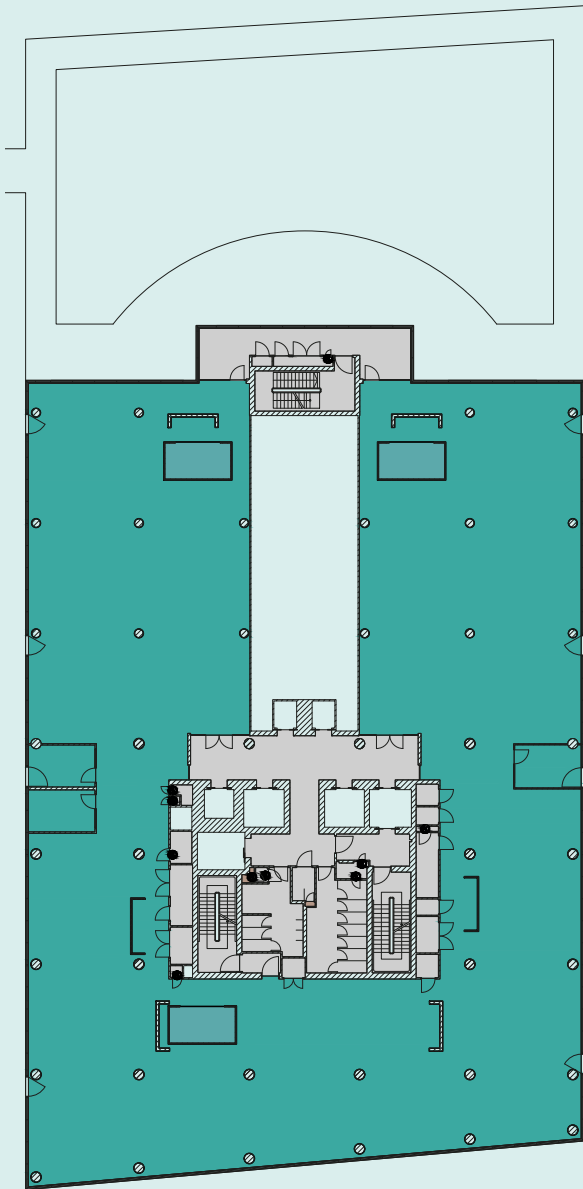


Amenities

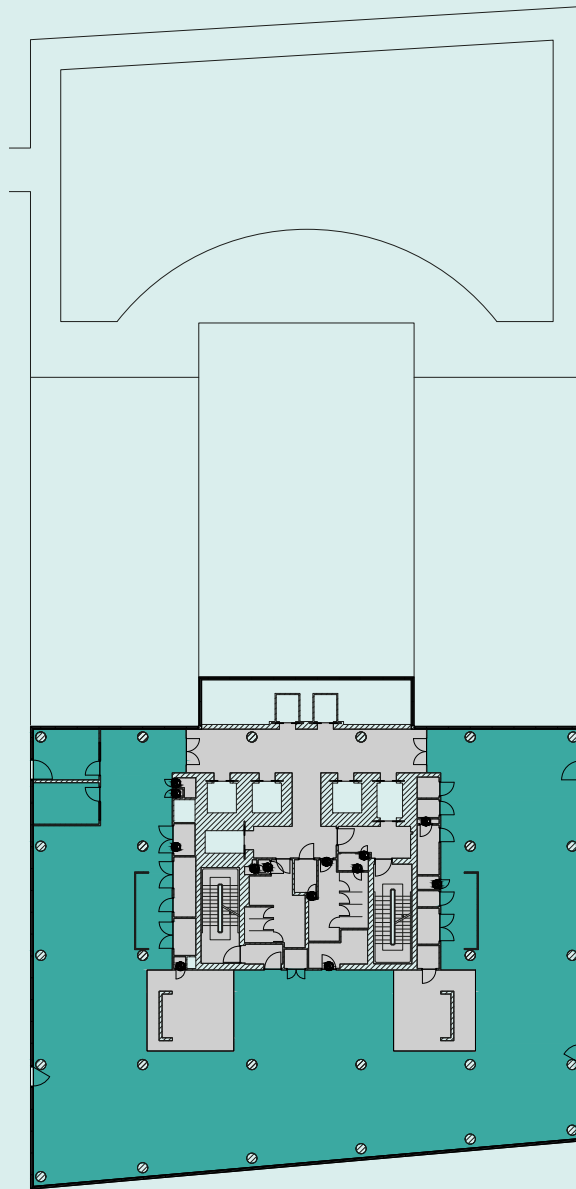
- Fully fitted and furnished floors, ready for occupation
- BREEAM Excellent building
- Chilled beam A/C
- 3.2m floor to ceiling heights
- Floor to ceiling glazing providing excellent natural light
- Building café and terrace areas
- Meeting and training facilities for hire
- Showers and bike storage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



Floor Plans



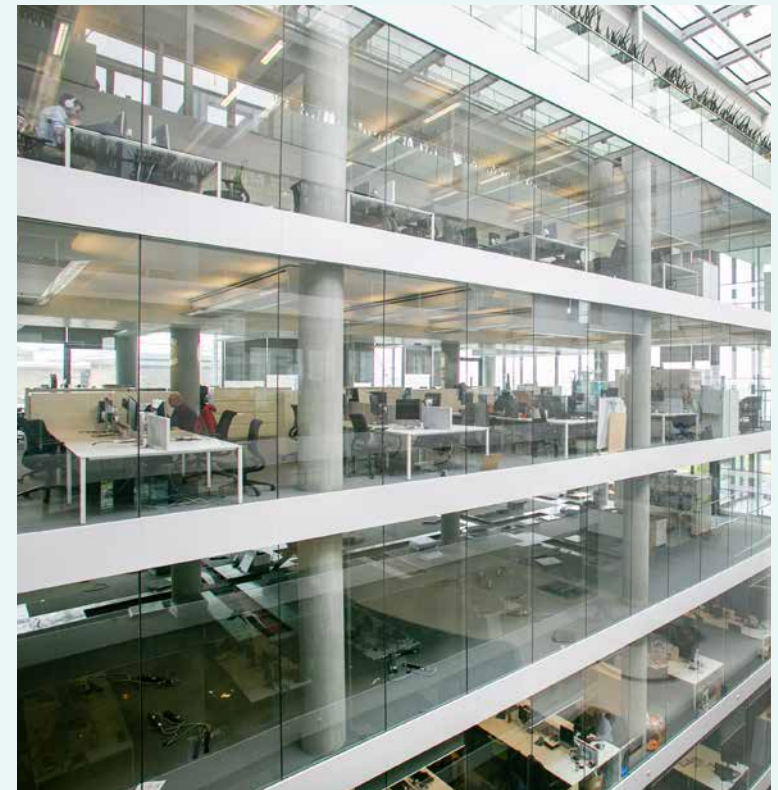
Indicative floorplan for 6th & 7th Floors



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

Accommodation (NIA)

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



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 B with a score of 38.

Contacts

Site viewings strictly by prior arrangement with the sole agent.

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07943 579 296

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07867 232 653



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