

# MERIDIAN HOUSE

11 WELLESLEY RD

/// Newly refurbished  
modern office  
in Croydon

/// 2,598 - 27,523 sq ft



# LOCATION



Meridian House is an office building situated within 350m of East Croydon station. It is within close proximity to the £1.5bn Westfield and Hammerson retail development, newly opened Box Park at East Croydon and Ruskin Square development.

## KEY OCCUPIERS

- 1 HMRC
- 2 The Body Shop
- 3 Liverpool Victoria
- 4 Mott McDonald
- 5 Atkins
- 6 Allianz
- 7 AIG
- 8 American Express
- 9 Network Rail
- 10 EDF

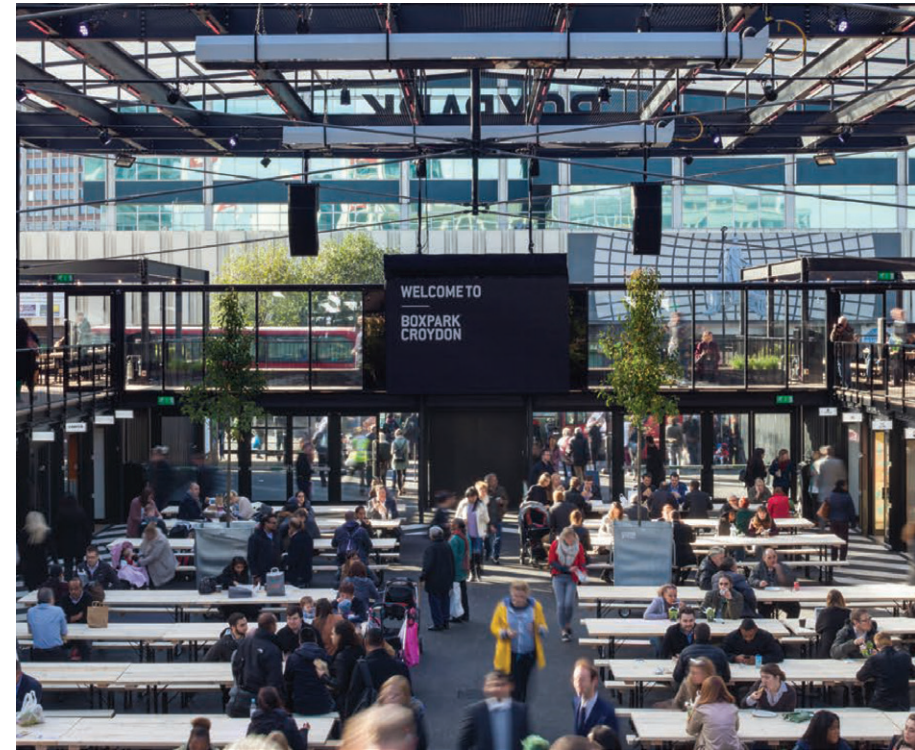
## TRAVEL TIMES FROM EAST CROYDON

Clapham Junction	Rail	9 mins
London Bridge	Rail	12 mins
London Victoria	Rail	16 mins
London Waterloo	Rail	20 mins
Gatwick	Rail	14 mins
M25 J7 / M23 J	Road	11 miles
Beckenham Junction	Rail	16 mins
Canary Wharf	Rail	35 mins
Wimbledon	Rail	23 mins

# L I F E S T Y L E

**Croydon has benefited from significant change in the last two years with the delivery of:**

- /// Boxpark at East Croydon Station offering 44 pop up restaurants, bars and cafes
- /// Croydon Partnership delivering 2 million sq ft of retail replacing The Whitgift Centre and Centrale
- /// Improved infrastructure, new housing and amenities
- /// Fairfield Concert Hall undergoing a comprehensive refurbishment



## NEW WESTFIELD SITE

Westfield / Hammerson will soon transform the heart of the town centre through a £1.5 billion scheme to create a new world-class retail and leisure destination with over 300 shops, restaurants and cafes, and a family friendly leisure offer including a multiplex cinema.

# S P E C I F I C A T I O N



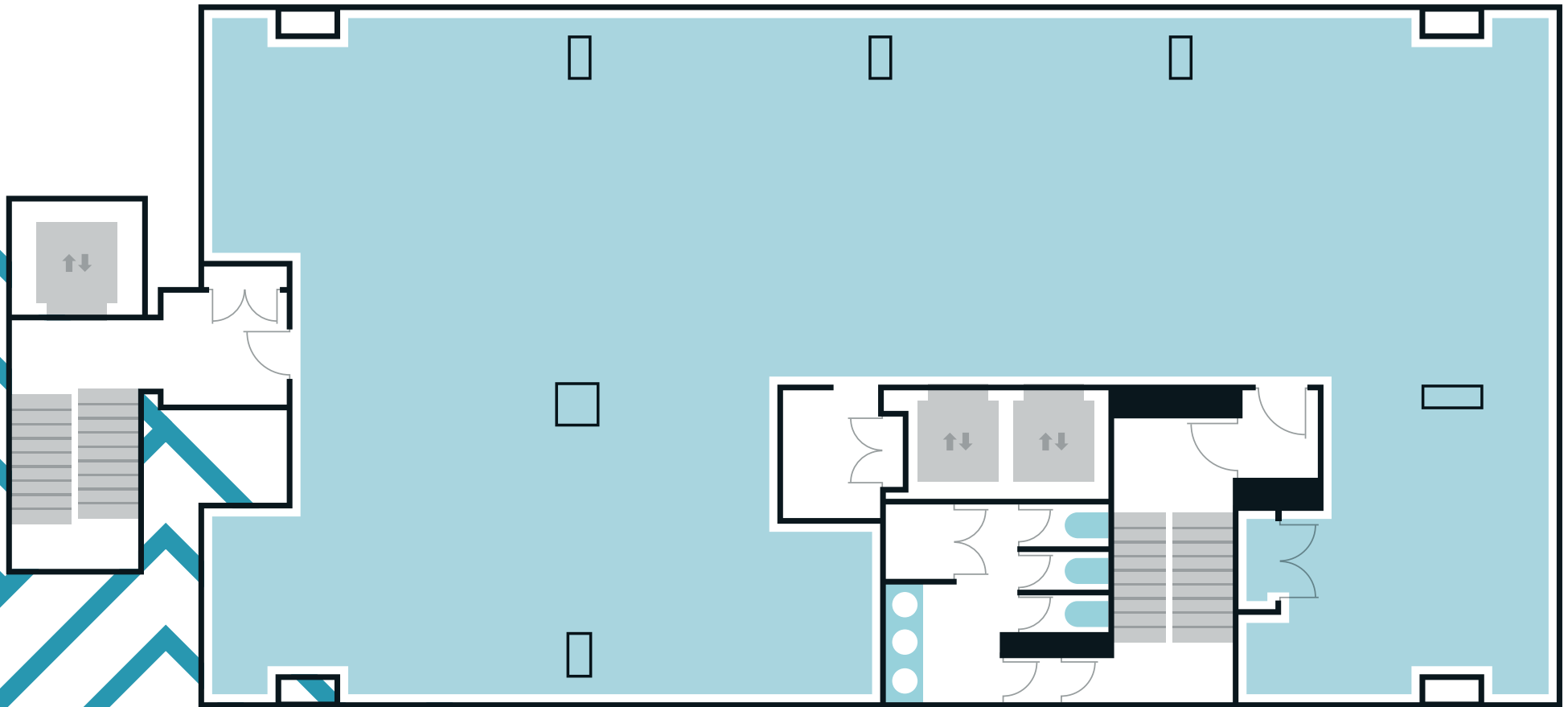
- /// New remodelled building reception
- /// Suspended ceilings with recessed lighting
- /// Raised floors
- /// Double glazing
- /// Air conditioning
- /// 3 Passenger lifts
- /// Target Energy Performance Rating D
- /// On-site car parking

# TYPICAL FLOOR PLATE

2ND FLOOR

/// 3,281 SQ FT

/// 304.81 SQ M



# AVAILABILITY

	SQ M	SQ FT
Seventh Floor	305.5	3,288
Sixth Floor	303.8	3,270
Fifth Floor	301.6	3,246
Fourth Floor	304.2	3,274
Third Floor	305.2	3,285
Second Floor	305.3	3,286
First Floor	305.4	3,287
Ground Floor	208.1	2,240
Ground Floor (Reception)	88.7	955
Lower Ground / Basement	133.2	1,434
<b>TOTAL*</b>	<b>2561.0</b>	<b>27,565</b>

\*The floor areas are on a net internal basis. The premises are available as a whole or on a floor by floor basis and is to let on a new full repairing and insuring basis for a term to be agreed.

## RATES

We would recommend that interested parties make their own enquiries of the London Borough of Croydon (Business rates Department. 020 8726 7000) to ascertain the current Rateable Value.



# GET IN TOUCH



For further information,  
email details or to arrange  
an inspection, please  
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## MERIDIAN HOUSE

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