



RENTS FROM  
**£15.00** PER SQ FT

# MERIDIAN HOUSE

11 WELLESLEY RD

/// Newly refurbished  
modern office  
in Croydon

/// 863 - 20,512 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	Tram	16 mins
Canary Wharf	Rail	35 mins
Wimbledon	Tram	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



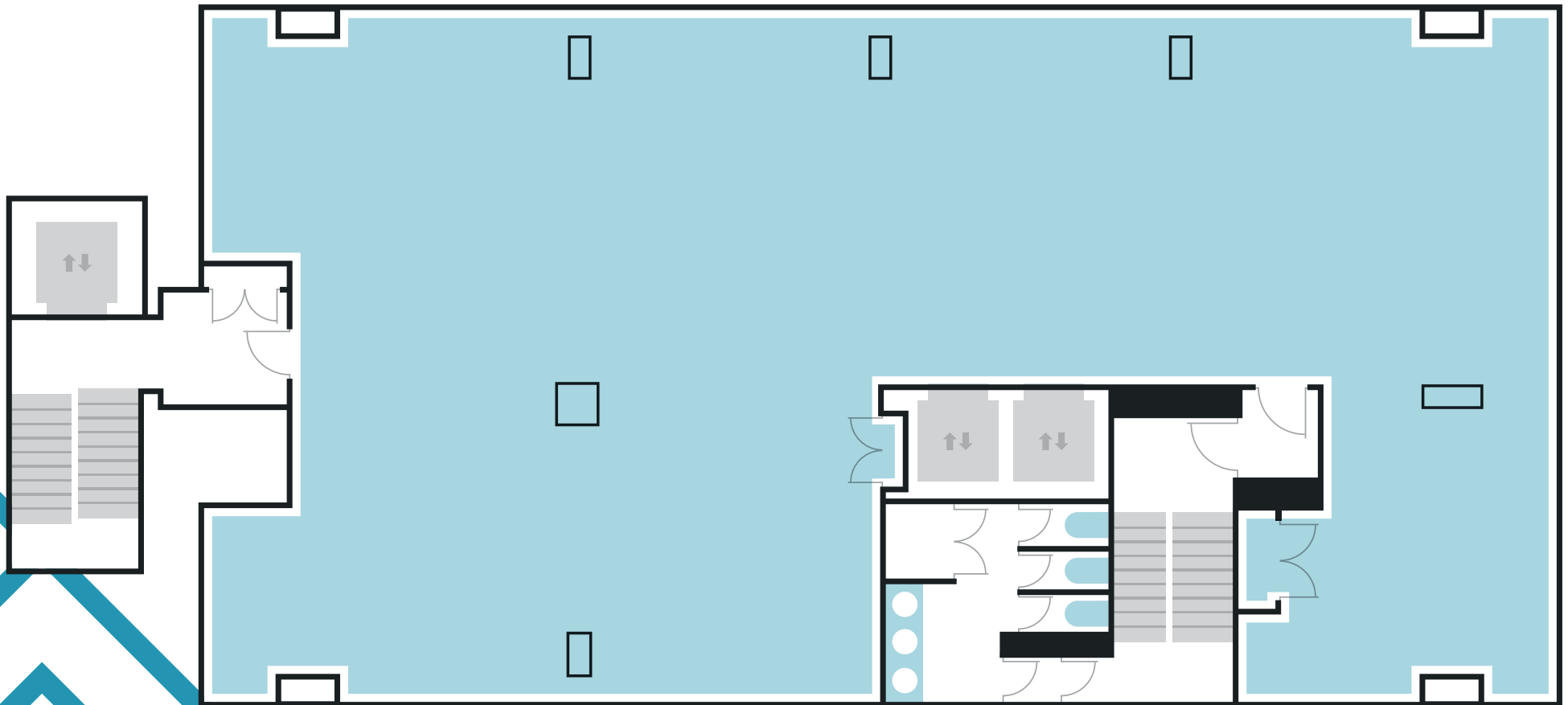
- /// New remodelled building reception
- /// Suspended ceilings with recessed lighting
- /// Raised floors
- /// Double glazing
- /// Air conditioning
- /// 3 Passenger lifts
- /// Energy Performance Rating D
- /// On-site car parking

# TYPICAL FLOOR PLATE

2ND FLOOR

/// 3,281 SQ FT

/// 304.81 SQ M



# AVAILABILITY

	SQ M	SQ FT
Seventh Floor	305.47	3,288
Sixth Floor	303.79	3,270
Fifth Floor	301.56	3,246
Fourth Floor	304.16	3,274
Third Floor	305.19	3,285
Second Floor	305.28	3,286
Lower Ground / Basement	80.18	863
<b>TOTAL*</b>	<b>1,905.63</b>	<b>20,512</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. Each floor is capable of being divided into two suites of circa 1,600 sq ft.

## 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,  
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an inspection, please  
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**MERIDIAN  
HOUSE**

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