



Landmark Offices to Rent in Central Croydon

- Air Conditioning
- Metal tiled suspended ceiling with LED lighting
- 8x eight person passenger lifts
- Car parking ratio of 1:1,272 sq ft
- EPC B
- Showers & cycle storage

Southern House

Wellesley Grove, Croydon, CR0 1XG

AVISON
YOUNG



Summary

Available Size	5,000 to 109,051 sq ft / 464.52 to 10,131.17 sq m
Rent	£22.50 - £25 per sq ft
Rates Payable	£6.70 per sq ft based on 2023 valuation
Service Charge	£10.70 per sq ft
EPC	B

Property Highlights

Southern House is a landmark office building which is offering 84,385 sq ft of air conditioned office space ranging from fully refurbished floors, to plug and play space or good value, good quality pre-fitted space.

It is situated between Lansdowne Road and George Street, with easy pedestrian access to East Croydon station via the newly created footbridge off Dingwall Road, and also from George Street.

The large open plan floors offer panoramic views of Croydon and the surrounding countryside.

Location

The train links from East Croydon station are unrivalled, taking just 16 minutes to London Victoria and 12 minutes to London Bridge with a service every 5 minutes. In addition Gatwick Airport is only 14 minutes to the south with a service every 8 minutes.

West Croydon is now the terminus for the extension of the East London Line (Overground which leads Croydon into London's underground system).

The successful Tramlink provides an east-west link between Beckenham and Wimbledon with services connecting to seven national rail stations and the underground network.

Accommodation

Accommodation comprises the following:

Name	sq ft	sq m	Rent	Availability
3rd	12,024	1,117.07	£20 /sq ft	Available
4th	12,030	1,117.62	£22.50 /sq ft	Available
6th	12,031	1,117.72	£22.50 /sq ft	Available
7th	12,025	1,117.16	£22.50 /sq ft	Available
8th	12,012	1,115.95	£22.50 /sq ft	Available
9th	12,039	1,118.46	£25 /sq ft	Available
12th	12,642	1,174.48	£22.50 /sq ft	Available
14th	12,143	1,128.12	£25 /sq ft	Available
15th	12,105	1,124.59	£25 /sq ft	Available
Total	109,051	10,131.17		

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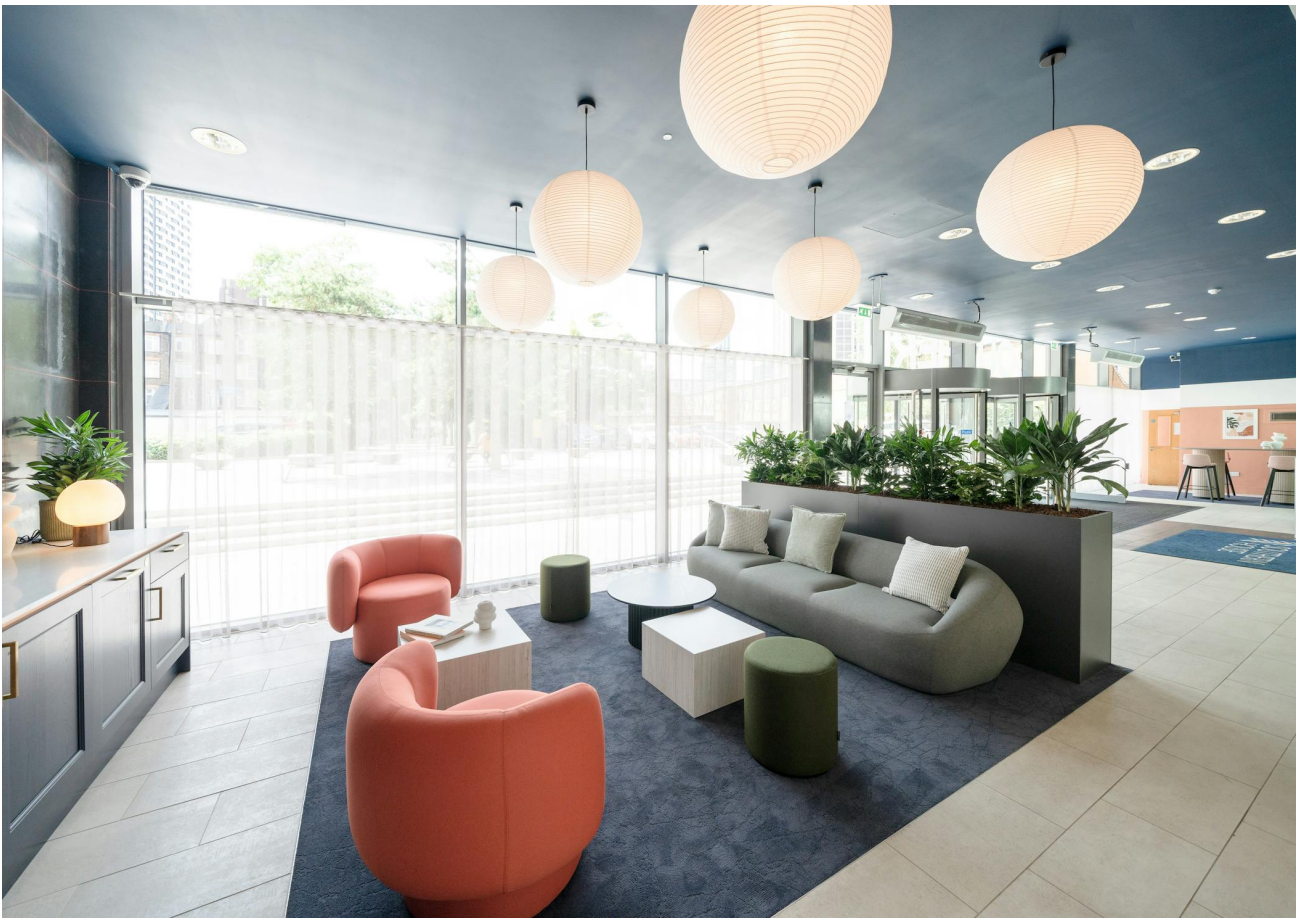


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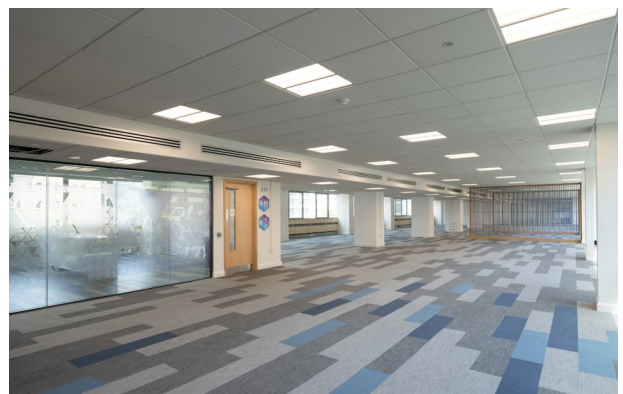
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