



Landmark East Croydon Offices

6,500—121,291 sq ft

TO LET

Wellesley Grove,
CR0 1XG



Landmark offices

Southern House is a 200,000 sq ft 17 storey office building with 146 parking spaces.

It is situated within the core East Croydon office area, with access from Dingwall Road, George Street and Lansdowne Road. It is within 300m walk of East Croydon Station.

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



The southern reception has been recently refurbished to provide a smart and contemporary entrance to the building and offers a number of touch-down areas for occupiers and visitors alike.



Refurbished Reception



Ninth floor

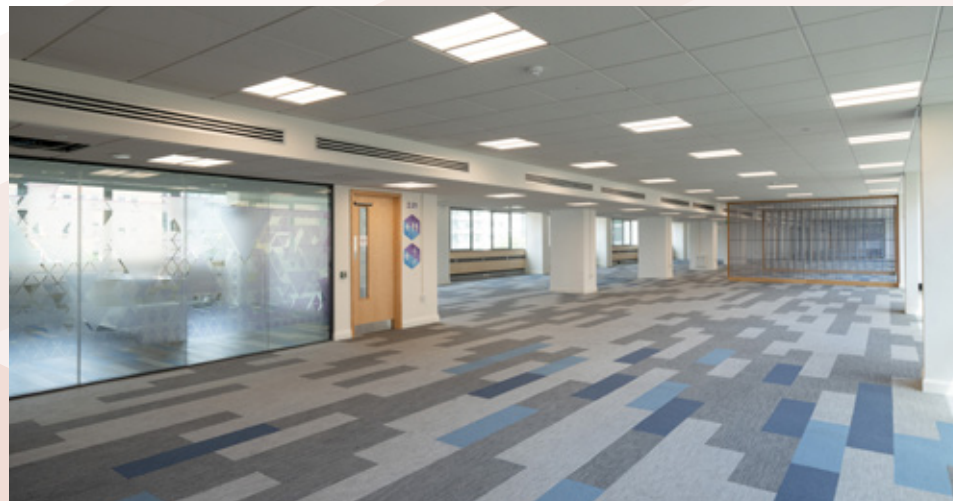
Newly refurbished



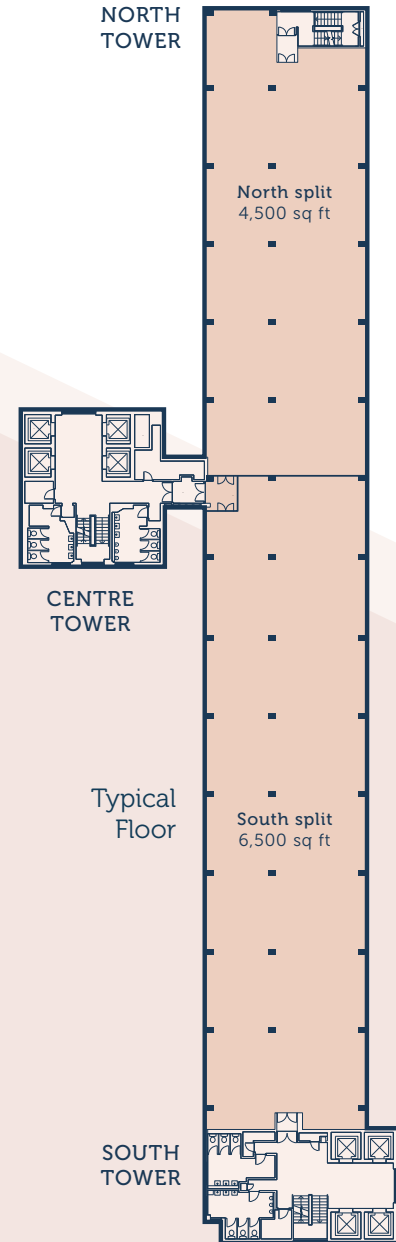
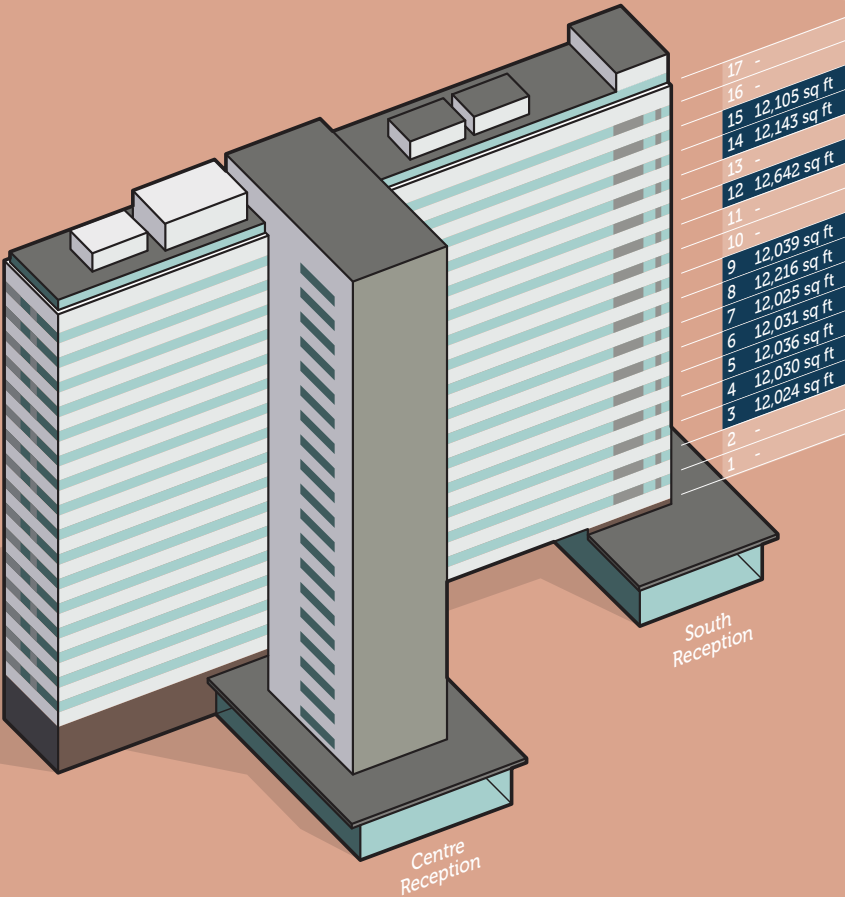


Other floors

Fitted options



Southern House offers floors of 12,000 sq ft, capable of splitting to provide 6,500 sq ft at the southern end and 4,500 sq ft at the northern end.



Availability

With total availability of approximately 120,000 sq ft it represents one of the best value large-scale office buildings in Greater London, matched with superb connectivity.

Floors can be split to provide a suite of approx. 6,500 sq ft, which enables the landlord to offer options of 6,500 sq ft, 12,000 sq ft, 16,500 sq ft, 18,500 sq ft or larger by combination.

Floor	Sq ft IPMS 3
15th	12,105
14th	12,143
12th	12,642
9th	12,039
8th	12,216
7th	12,025
6th	12,031
5th	12,036
4th	12,030
3rd	12,024
TOTAL	121,291



Indicative plan only. Not to scale.

Specification

With an impressive, refreshed southern reception, Southern House creates the right impression for staff and visitors alike. It also offers parking for those that drive and cycle parking and showers for those whose commute is more local.



A/C or
comfort cooling
to all floors



LED lighting
(To refurbished floors)



8 x eight person
passenger lifts



Car parking
ratio 1:1,328 sq ft
(Additional spaces available by
separate arrangement)



EPC D



Refurbished
reception area



Male & Female
WCs on each floor



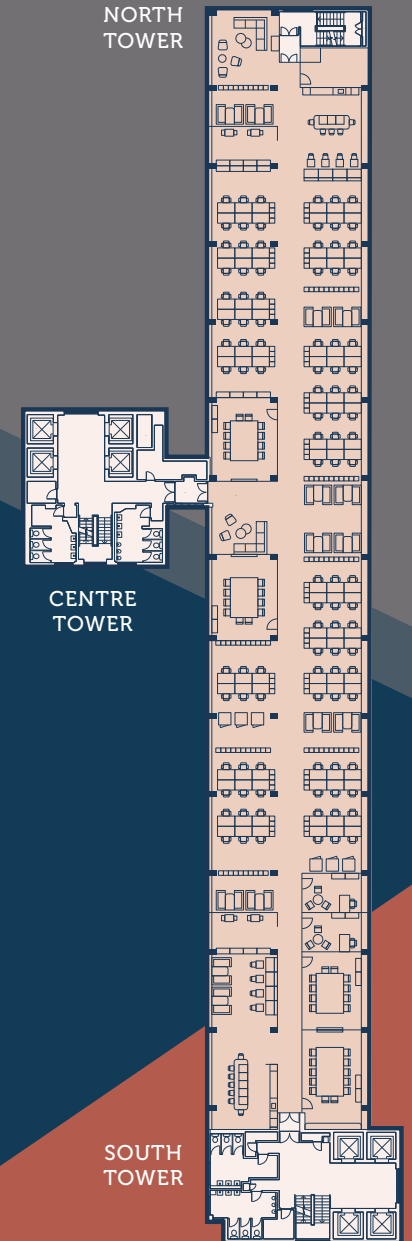
Showers



Cycle
parking

Space planning

102	Open plan desks
1	12 Person meeting room
3	10 Person meeting rooms
1	6 Person meeting rooms
2	Private offices
2	Lounge areas
6	Acoustic phone pods
2	Tea points & island unit breakout areas
2	Banquette seating areas (16+ person)
12	Open meeting booths (4 person)
2	Office hub areas
1	Comms/store room





Croydon

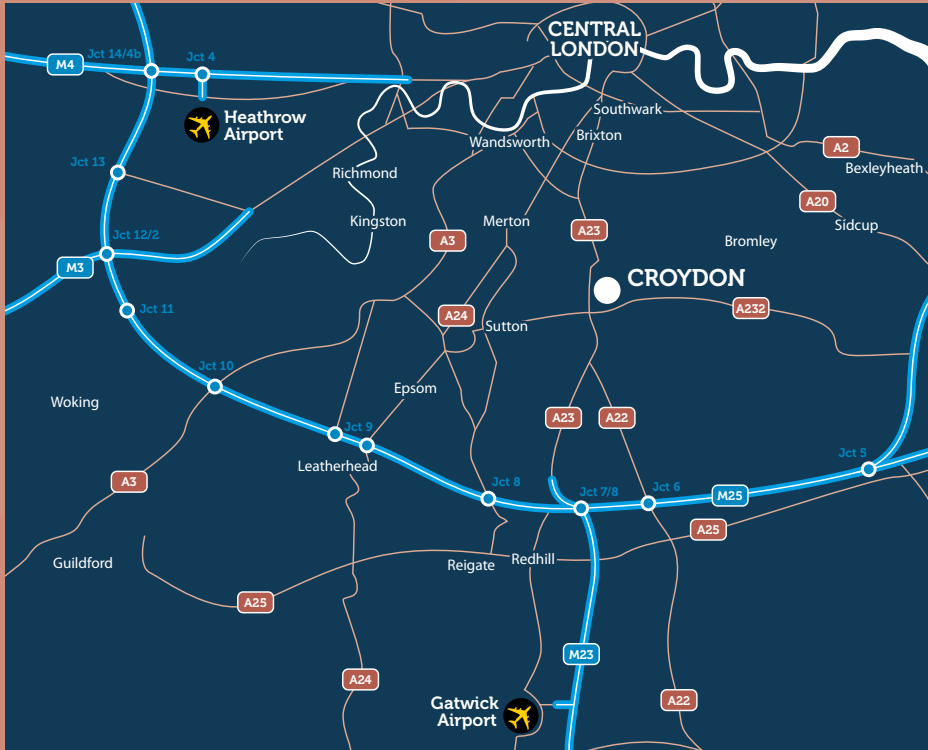
Southern House is right at the heart of East Croydon and close to a number of transformational projects.

BoxPark has revolutionised the food and drink offering in town. Eighty shipping containers provide a home to a huge range of pop-up restaurants and cafés within a 3 minute walk of Southern House.

To the east of Southern House are Ruskin 1, housing the HMRC and Ruskin 2, housing the Home Office. The Ruskin Square scheme will ultimately comprise 1.25m sq ft of offices, 625 residential units and 100,000 sq ft of retail, restaurant and leisure space, including the Amazon Fresh store.

To the south are the Ten Degrees and Enclave developments, which are world-leading modular constructions hosting F&B at ground floor including Starbucks and Fern restaurant.





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 London Overground, providing direct links to Highbury & Islington.

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

Superb local and regional connections





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