



**LEWIS
&CO**

2 ALLINGTON CLOSE

WIMBLEDON VILLAGE SW19 5AP

**HQ OFFICE WIMBLEDON VILLAGE
409-875 SQ FT (37-81 SQ M)**



2 ALLINGTON CLOSE

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DESCRIPTION

The property is a self-contained 3 story office in the heart of Wimbledon Village, situated on Allington Close. The office benefits from an extensive refurbishment throughout, with a generous lobby, wet-room shower facilities, a terrace, plenty of natural light and air-conditioning. The self-contained building also benefits from bike racks and 7 onsite car-parking spaces. Each floor is unique in layout with the ability to partition or keep each floor open plan in layout.



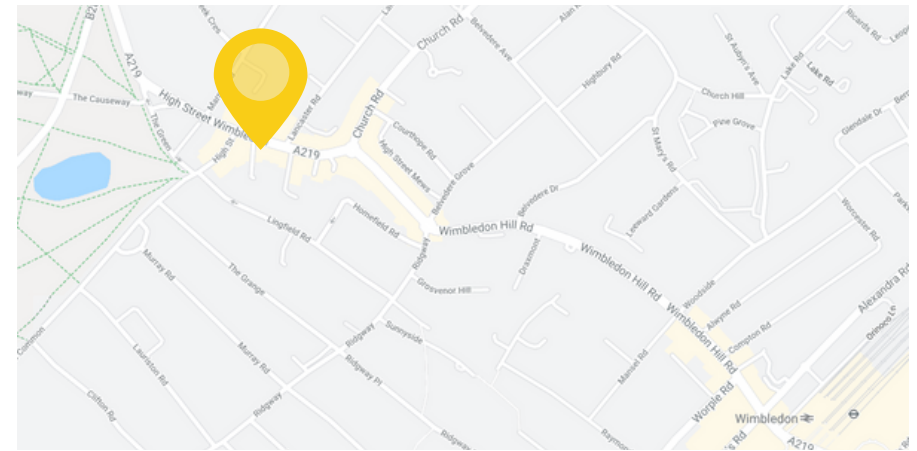
LOCATION

Wimbledon Village benefits from a large range of retailers, restaurants and amenities including Wimbledon and Putney Common situated a short walk away.

The self-contained office is approximately a 10-minute walk away from Wimbledon Train Station which offers easy access to central London via use of the district line whilst access to other areas such as Clapham Junction and Waterloo via use of mainline trains. The area is also well catered for with local bus services enabling easy access to surrounding areas.

The property offers a prime office building in the heart of one of South West London's most affluent areas.

MISREPRESENTATION ACT- The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled June 2023.



TERMS

The suites are available on flexible leases for periods up to 3 years with mutual rolling break clauses after 12 months, subject to 6 months prior written notice.

EPC

B (33).

RENT

Second Left: £24,540 per annum.
Second Right: £25,062 per annum.

VAT

Applicable.

RATES PAYABLE

We recommend interested parties check with the local authority.

SERVICE CHARGE

Included within rent.

SPECIFICATION

- Newly refurbished open plan office space offering unique and flexible layout
- Plenty of natural light
- Air-conditioned
- Onsite car parking (£1,500 per space exclusive)
- Heart of Wimbledon Village

FLOOR AREAS

Floor	Left Wing	Right Wing
Second	409 sq ft	466 sq ft
Total	409 sq ft	466 sq ft

VIEWING

Strictly by appointment through the joint sole agents.

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