



40 - 44 THE BROADWAY

WIMBLEDON SW19 1RQ

OFFICE SPACE TO LET
1,126 SQ FT (104 SQ M)



40-44 THE BROADWAY

WIMBLEDON SW19 1RQ



DESCRIPTION

The property comprises a newly refurbished first floor open plan office accessible directly from The Broadway, Wimbledon. The office contains a new shower, WC, kitchenette/breakout area and a roof terrace.

LOCATION

The property is situated within the heart of Wimbledon Town centre opposite the junction with Gladstone Road. Wimbledon Train Station is reachable on foot within just a couple of minutes providing access to central London.

The area is well catered for with local amenities including retailers, restaurants and Cafés such as Franca Manca, Morrisons, and TK Maxx.

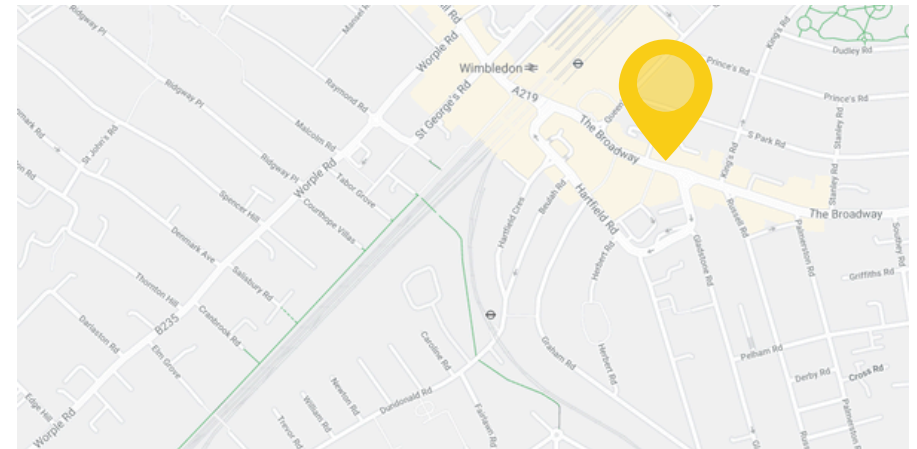


SPECIFICATION

- Newly refurbished
- Air conditioning
- Kitchenette
- Open plan
- Roof terrace
- Shower

FLOOR AREAS

Floor	sq ft	sq m
First	1,126	104
Total	1,126	104



TERMS

A new lease is available on terms to be agreed.

EPC

Available upon request.

RENT

On application.

VAT

Applicable.

RATES

Interested parties are advised to make their own enquiries with the local authority.

VIEWING

Strictly by appointment through the sole agents.

ALEX LEWIS

alex@lewisco.co.uk
ddi: 020 3940 5575
mob: 07815 788 825

SAM JOHNSON

sam@lewisco.co.uk
ddi: 020 394 5561
mob: 07563 393 940

COLLINGHAM HOUSE,
6-12 GLADSTONE ROAD,
WIMBLEDON, SW19 1QT

020 3940 5561
WWW.LEWISCO.CO.UK



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 2024.