

**LEWIS
& CO**



41-47 HARTFIELD ROAD

WIMBLEDON SW19 3RQ

**OFFICE SUITE TO LET
2,914 SQ FT (271 SQM)**



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DESCRIPTION

The property comprises of a self-contained second floor office, accessed from either Hartfield Road or internally from the secure parking below.

The premises benefits from open plan office accommodation with natural light throughout, air conditioning, LED lights, WCs, shower rooms, two access lifts. The unit further benefits from one secure parking space and bike storage.

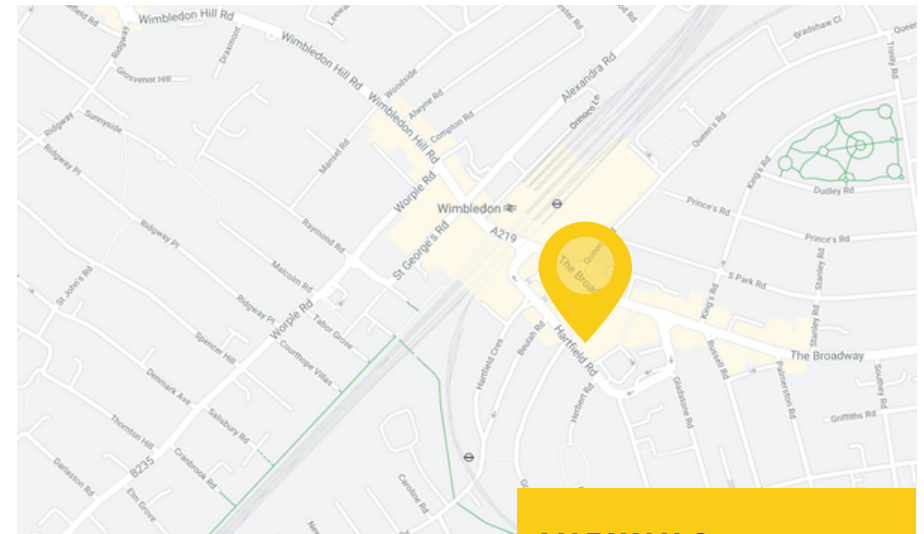


LOCATION

The subject property is located in Wimbledon, approximately 6 miles from Central London and is extremely well served by road, rail and bus links. The main road artery is the A219, which runs off the A3. The A3 connects Central London with junction 10 of the M25 motorway.

The property is positioned on Hartfield Road near the town centre and within a short walk of Wimbledon's mainline rail, tube and tram station.

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 December 2023.



VIEWING

Strictly by appointment through the joint sole agents.

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TERMS

A new full repairing and insuring lease upon terms to be agreed.

RENT

Price on application.

VAT

Applicable.

SERVICE CHARGE

Upon Application.

RATES

Rateable Value: £75,500. Interested parties are advised to make their own enquiries with the local authority.

EPC

Available upon request.

SPECIFICATION

- Open plan office accommodation
- Air conditioning
- Secure onsite parking
- Lift access
- Bike storage
- Shower room

FLOOR AREAS

Floor	sq ft	sq m
Second	2,914	271
Total	2,914	271