

235 The Broadway
Wimbledon, SW19 1SD

LEWIS
&CO

OFFICE TO LET



DESCRIPTION

The available accommodation is situated on the 2nd floor of the building. The office is self-contained and benefits from excellent natural light and a communal garden at the rear of the property.

The front of the office is currently split into three separate rooms with a private office at the rear. The office has a separate kitchenette and WC.

Accommodation

2nd Floor	485 sq ft	(45 sq m)
Total	485 sq ft	(45 sq m)

LOCATION

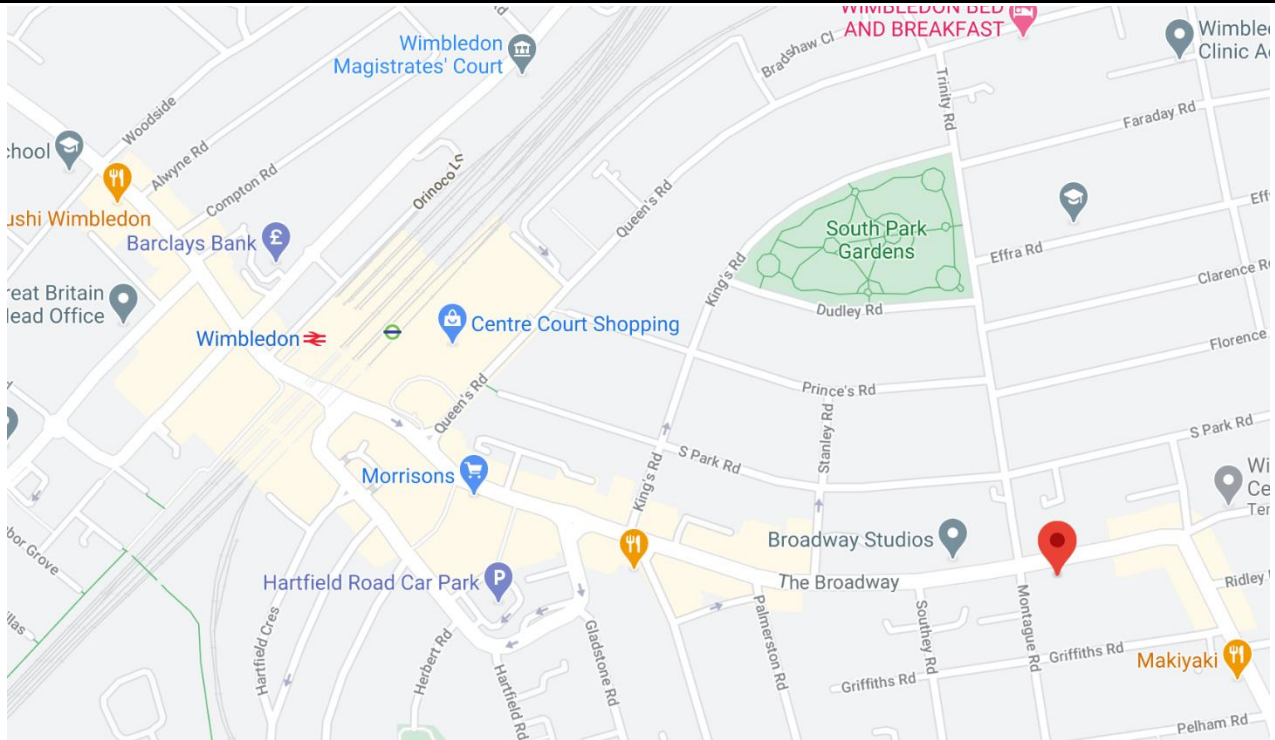
The offices are situated within Wimbledon town, accessed from The Broadway, Wimbledon. The office accommodation is close to all town centre amenities including Wimbledon station.

Wimbledon mainline train, tube and tram stations offer excellent connectivity into Central London, Clapham Junction and south to Guildford.

235 The Broadway

Wimbledon, SW19 1SD

**LEWIS
&CO**



LEASE

A new FRI lease is available.

TIMING

Immediate upon completion of legal formalities.

RENT

£17,500 per annum.

RATES

Inclusive.

EPC

On application.

VIEWING

Viewing strictly by prior appointment with the sole agents:

Lewis & Co

Alex Lewis MRICS

alex@lewisco.co.uk

+44 (0) 20 3940 5575

+44 (0) 7815 788 825

Adam Spears

adam@lewisco.co.uk

+44 (0) 20 3940 5561

+44 (0) 7563 393940

MISREPRESENTATIONS ACT: Lewis&Co for themselves and for the vendors/lessors of the property whose agents they are, give notice that: 1. These particulars are set out as a general outline for the guidance of the intended purchasers or lessees, and do not constitute part of an offer or contract; 2. All descriptions, dimensions, reference to tenure, boundaries, condition and necessary permissions for the use and occupation, and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; 3. No person in the employment of Lewis&Co has any authority to make or give any representations or warranty in relation to this property.