



**LEWIS
&CO**

THE COURTYARD

7 FRANCIS GROVE, WIMBLEDON, SW19 4DW

**REFURBISHED OFFICE SUITE
1,149 SQ FT (107 SQ M)**

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LOCATION

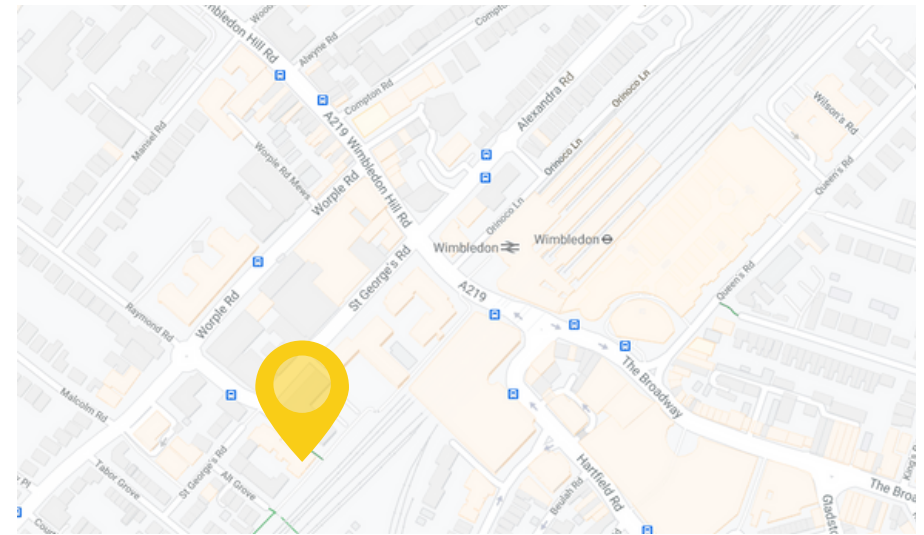
The Courtyard is situated in a prime position on the corner of St George's Road and Francis Grove. Wimbledon's strategic location and excellent transport links have ensured its continuing success as of London's decentralised office locations.

The Centre Court Shopping Centre and Crescent have attracted many major national retailers and a wide selection of entertainment and leisure facilities to Wimbledon Town Centre. Health and Fitness Clubs, Wimbledon Theatre, a multi-screen cinema complex, and a wide selection of restaurants together with Wimbledon Common its golf clubs all form part of the cosmopolitan mix.

DESCRIPTION

Prominently located in the heart of Wimbledon Town Centre, The Courtyard is a five-storey office building, with imposing front elevations. The property benefits from vaulted ceilings, excellent natural light and two balconies which offer far reaching panoramic views. Car parking is available on site at a ratio of 1 space per 1,000 sq ft occupied. There is an additional charge of £1,500 per space per annum which increases annually in line with RPI. The property has undergone a full refurbishment.

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 October 2023.



SPECIFICATION

- Flexible accommodation
- Excellent natural light
- Central Wimbledon location
- Fully air-cooled/heated office suites
- LED lighting
- Showers & Lockers
- Perimeter trunking for power & data

FLOOR AREAS

Floor	sq ft	sq m
2nd Floor	1,149	107
Total	1,149	107

TERMS

Available on a new FRI lease with terms to be agreed.

RENT

On application.

RATES

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

SERVICE CHARGE

On application.

EPC

B (26).

VIEWING

Strictly by appointment through the joint sole agents.

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