



**LEWIS
& CO**

82 DURHAM ROAD

RAYNES PARK, SW20 0TL

**COMMERCIAL SPACE TO LET
4,625 SQ FT (430 SQ M)**

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DESCRIPTION

This expansive unit delivers 4,625 sq ft of E class space. The ground floor features a generously sized open-plan area, enhanced by a welcoming forecourt and two convenient storage cupboards.

The first floor comprises of a subdivided space, offering smaller office units equipped with essential amenities such as WC and kitchenette facilities. Additionally, a mezzanine space offers further flexibility for various uses.

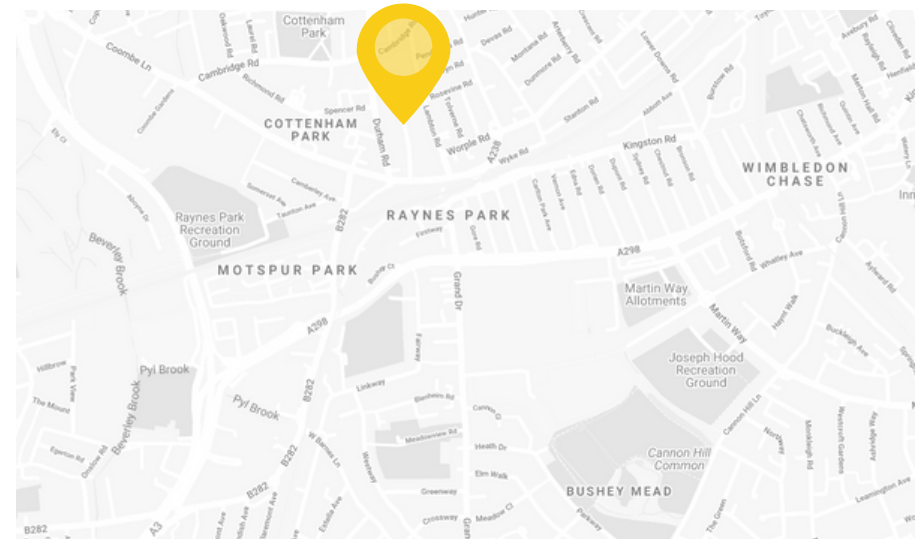
The unit further offers the convenience of four front-facing parking spaces.

LOCATION

Positioned on Durham Road, connecting seamlessly with the A328 and providing convenient access to the A3 and Central London. Durham Road offers a diverse array of restaurants and amenities for tenants.

Situated within walking distance of Raynes Park station, Durham Road offers swift South Western Rail services to Central London. Raynes Park acts as a key connection hub to Wimbledon and Clapham Junction, ensuring rapid travel times to Central London. The locality is also well-connected with local bus services, providing convenient access to the surrounding 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 January 2024.



SPECIFICATION

- Open-plan ground floor
- 4 on-site parking spaces
- Excellent transport links

FLOOR AREAS

Suite	sq ft	sq m
Ground Floor	3,618	336.13
First Floor	590	54.8
Mezzanine	417	38.74
Total	4,624	429.67

TERMS

Available on a new lease on terms to be agreed.

RENT

Price on application.

RATES

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

SERVICE CHARGE

N/A

EPC

Available upon request

VIEWING

Strictly by appointment through the sole agents.

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