

**LEWIS
& CO**



SUITE A BARRY HOUSE

20-22 WORPLE ROAD, WIMBLEDON, SW19 4DH

**SECOND FLOOR COMMERCIAL UNIT TO LET
515 SQ FT (47.84 SQ M)**

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WIMBLEDON, SW19 4DH

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DESCRIPTION

The available self-contained office suite is located on the second floor and benefits from a open floor plan, air conditioning, WC and a small kitchenette area.

LOCATION

The property is located on the south-east side of Worple Road between its junction with Wimbledon Hill Road and Francis Grove. Barry House is in the heart of Wimbledon town centre.

It is just a short walk away from Wimbledon Station which provides a rail service to London Waterloo. The station also provides London underground district line service connecting with Central London.



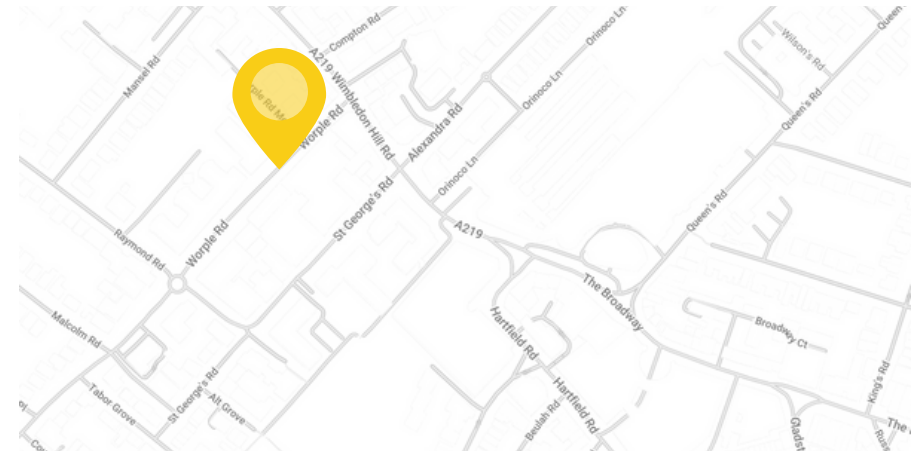
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SPECIFICATION

- Open plan office space
- Small kitchenette area
- Heart of Wimbledon town centre
- Air conditioned

FLOOR AREAS

Floor	sq ft	sq m
Second	515	47.81
Total	515	47.81



TERMS

A new lease is available on terms to be agreed.

EPC

C (67).

RENT

£19,950 per annum.

VAT

The property is not elected for VAT.

RATES

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

SERVICE CHARGE

On application.

VIEWING

Strictly by appointment through the joint sole agents.

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