



55 CHURCH ROAD

WIMBLEDON VILLAGE, SW19 5EE

**OFFICE SPACE TO LET
753 SQ FT (70 SQ M)**



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LEWIS &CO

DESCRIPTION

Located on the ground floor, the self-contained office includes a kitchenette, x2 WC's and communal outdoor space.

The office space totals 753 sq ft (70 sq m). The property benefits from excellent natural light and is accessed from a private side gate, fronting Church Road.

LOCATION

Wimbledon Village benefits from a large range of retailers, restaurants and amenities including Wimbledon and Putney Common situated a short walk away.

The self-contained office is approximately a 10-minute walk away from Wimbledon Train Station which offers easy access to central London via use of the district line whilst access to other areas such as Clapham Junction and Waterloo via use of mainline trains. The area is also well catered for with local bus services enabling easy access to surrounding areas.

The property offers a prime office building in the heart of one of South West London's most affluent areas.

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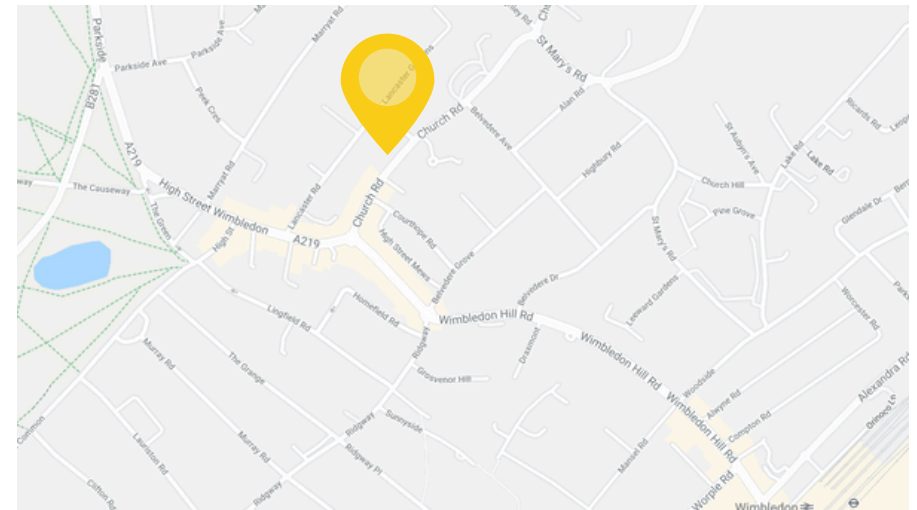


SPECIFICATION

- Excellent location
- Outdoor space
- Open plan layout
- kitchenette

FLOOR AREAS

Ground	753	70
Total	753 sq ft	70 sq m



TERMS

Available on a new lease on terms to be agreed.

RENT

£45,180 per annum (all inclusive).

RATES

Inclusive.

SERVICE CHARGE

Inclusive.

EPC

Available upon application.

VIEWING

Strictly by appointment through the sole agents.

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