



## No 1 St George's Road Wimbledon SW19 4DR

AIR CONDITIONED TOWN CENTRE OFFICES  
7,000 - 20,000 sqft



LOCATION  
Town Centre



AREA  
7,000 - 20,000 sqft



TUBE  
District Line



TRAIN  
Waterloo - 16 mins



BUS



TRAM



PARKING  
On site Car Parking



DISABLED ACCESS



SHOWERS



SECURITY

## No 1 St George's Road Wimbledon SW19 4DR

### LOCATION:

No 1 St George's Road is an extremely prominent five storey building with offices situated on the four upper floors located in the heart of the Town Centre being within a short walk of the Wimbledon Terminus.

The communication network includes the SWR Mainline Station providing a connection to London Waterloo within 16 mins while the Underground (District Line) connects with the West End of London and the rest of the Underground network and the Tram Link provides a dedicated connection east-west from Wimbledon to Croydon and Gatwick Airport. The nearby A3 provides a direct link to Junction 10 of the M25 and the main motorway networks leading to both Gatwick and Heathrow Airports.

Wimbledon is a thriving town that benefits from a highly skilled workforce, local occupiers include Unibet, Close Brothers, Lidl and Coty to name a few. The Town has a wide range of amenities including bars, restaurants, banks, cafe and leisure facilities.

### FLOOR AREA:

PREMISES	AREA FT <sup>2</sup>	AREA M <sup>2</sup>	RENT
First Floor	11,393	1,058	POA
Third Floor	10,929	1,015	POA
Fourth Floor	7,885	733	POA

### DESCRIPTION:

No 1 St George's Road is the most prominent office building in Wimbledon Town Centre being situated directly opposite the entrance to Wimbledon Station.

An impressive entrance and reception area lead to two passenger lifts as well as a communal stairwell providing access to all floors.

The accommodation is mainly open plan with a number of meeting rooms and a kitchen area on each floor whilst cloakroom facilities are provided within the common parts.

General specification of the accommodation includes raised floors, suspended ceilings with fluorescent lighting and carpeting throughout.

Secure on site car parking is available subject to negotiation.

### TENURE:

Terms to be agreed.

### VAT:

Applicable

### SERVICE CHARGE:

To be confirmed

### RATES PAYABLE:

To be confirmed

### EPC:

Available upon request

### LEGAL COSTS:

Each party responsible for their own legal costs.



### CONTACT:

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### OFFICES:

#### WANDSWORTH

0207 924 4476

10 Enterprise Way

SW18 1FZ

#### WIMBLEDON

0208 947 5050

11 Alexandra Road

SW19 7JZ

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