



## 229 The Broadway Wimbledon SW19 1SD

RARE OPPORTUNITY TO PURCHASE A SELF-CONTAINED OFFICE BUILDING LOCATED IN THE TOWN CENTRE

Area: 1,397 FT<sup>2</sup> (130 M<sup>2</sup>)

Price: £725,000



**LOCATION**  
Wimbledon Town Centre



**TUBE**  
District Line



**TRAIN**  
15 mins to Waterloo



**BUS**  
Excellent links



**TRAM**  
Links



**AIR CONDITIONING**  
Throughout



**KITCHEN**  
Private



**AVAILABILITY**  
Immediately



## 229 The Broadway Wimbledon SW19 1SD

### LOCATION:

229 The Broadway is a prominent building situated in Wimbledon Town Centre just a short walk from the Main terminus providing excellent connections via Rail, Underground (District Line) and Tram to Central London and the South, with a journey time of 15 minutes to London Waterloo. The A3 being approx 3 miles from the property offers direct access to the national motorway network at Junction 10 of the M25.

Wimbledon Town Centre has a range of shopping, restaurants, and leisure facilities which include Centre Court Shopping Centre, Odeon Cinema and both Nuffield and Virgin Active gyms providing both an ideal working and recreational environment.

### FLOOR AREA:

PREMISES	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	401	37
First Floor	511	47
Second Floor	485	45

### DESCRIPTION:

The property comprises a three storey self-contained office building constructed approx 15 years ago benefitting from direct access to the Broadway as well as side access enabling the building to be multi occupied.

The building currently provide a mixture of both open plan and glass partitioned air conditioned offices. There is an attractive roof terrace with views to both the South and Central London ideal for a staff break out area (subject to weather).

### TENURE:

Long leasehold interest for a term of 999 years from 15th July 2002.

### VAT:

Applicable.

### SERVICE CHARGE:

Upon application.

### RATES PAYABLE:

£12,128 pa.

### EPC:

Available upon request

### LEGAL COSTS:

Each party responsible for their own legal costs.



### CONTACT:

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