



2 St Marks Place, Wimbledon, SW19 7ND

GROUND FLOOR OFFICE | READY FOR OCCUPATION

TO LET

Area: 653 FT² (61M²) | Initial Rent: £24,750 PA |



Location
Town Centre



Train
Wimbledon



Tube
District Line



Availability
Immediate

LOCATION:

No 2 St Marks Place is situated in the Town Centre just a few minutes walk from the main Wimbledon communication hub which provides fast and frequent connections to London by both main line railway (Waterloo 17 mins) and underground (District Line) and the Tram to Croydon and beyond.

The surrounding area provides excellent retail and leisure facilities which can be found within both Centre Court Shopping Centre and on The Broadway. The town boasts both a Virgin Active and Nuffield Health Gym along with Wimbledon Theatre and the Odeon Cinema adding to local amenities.

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DESCRIPTION:

The offices have recently been refurbished situated within a period building comprising a self contained ground office extending to a total area of approximately 653 sq.ft.

The available office is currently arranged as three offices with an open plan area benefitting from two cloakrooms, kitchenette and air conditioning along with a small patio area providing much sought after outside area.

Ready for occupation.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	653	61
TOTAL	653FT²	61M²

AMENITIES:



Use consent
B1 office



Office
Open-plan



Meeting Rooms
Private



Natural Light
Good



Air Conditioning
Throughout



Kitchen
Private

TENURE:

A new full repairing and insuring lease for a term to be agreed.

INITIAL RENT PA:	£24,750	VAT:	Applicable
SERVICE CHARGE:	Estimated at £2,000 pa.	RATES PAYABLE:	Estimated at approx £8,347 pa.
EPC:	Available upon request.	LEGAL COSTS:	Each party to be responsible for their own legal costs.

CONTACT:

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