



St Mark's Place Wimbledon SW19 7ND

S/C OFFICE BUILDING IN TOWN CENTRE

Area: 1,736 FT² (161 M²)

Initial Rent: POA



LOCATION
Wimbledon Town
Centre



TUBE
District Line



TRAIN
Waterloo 15 mins



TRAM
Connects to
Croydon



SHOWERS
Wet room



NATURAL LIGHT
Excellent



KITCHEN
Private



BUS
Excellent links



INTERNET
100Mb - £ 500 pcm



CARPETS
Throughout



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LOCATION:

No 4 is situated in the cobbled Mews of St Mark's Place just a few moments walk from the main Wimbledon Transport terminal which provides an unrivalled communication network to both the City and West End of London and the sought after commuter belt to the South.

This includes the SWR Mainline Station providing a connection to London Waterloo within 12 mins while the Underground (District Line) connects with the West End of London and the rest of the Underground network, 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 and both Gatwick and Heathrow Airports.

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

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
Ground Floor	642	60
First Floor	540	50
Second Floor	554	51

DESCRIPTION:

No 4 comprises a self contained Town Centre office building on ground and two upper floors having been completely refurbished approximately five years ago to provide an excellent working environment.

Features including a ground floor kitchen, an additional kitchen facility at first floor along with cloakrooms and a wet room / disabled cloakroom on the ground floor.

The property benefits from an existing fibre optic fast speed internet connection, a secure remote entrance system perimeter trunking to the upper floors with a mixture of carpeting and wooden floors.

TENURE:

Terms to be agreed.

VAT:

Applicable

SERVICE CHARGE:

Not applicable

RATES PAYABLE:

To be confirmed

EPC:

D

LEGAL COSTS:

Each party responsible for their own legal costs.



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