



## Alexandra Road, Wimbledon, SW19 7JZ

**TOWN CENTRE OFFICE - INCLUSIVE RENT**

**TO LET**

**Area: 500 FT<sup>2</sup> (46M<sup>2</sup>) | Initial Rent: £30,000 PA |**



**Location**  
Wimbledon



**Tube**  
District Line



**Train**  
Direct links into  
Waterloo



**Bus**  
Various Routes

### LOCATION:

Located in South West London, Wimbledon is approximately 6 miles from Central London and has become a popular business location attracting such occupiers as Unibet, Close Brothers, Lidl, Domestic & General and Capsticks.

The Town is well serviced by Road, Rail (Waterloo - 17 mins) Underground (District Line), Tram link to Croydon and bus links from the main Wimbledon terminus providing unrivalled connections into Central London and in turn by road to the M25 to the south and both Gatwick and Heathrow airports.

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### DESCRIPTION:

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	500	46
<b>TOTAL</b>	<b>500FT<sup>2</sup></b>	<b>46M<sup>2</sup></b>

### AMENITIES:



**Availability**  
Immediately



**Access**  
24 Hour



**Kitchen**  
Shared Facility

### TENURE:

A new license / lease for a term to be agreed.

**INITIAL RENT PA:** £30,000

**VAT:** Applicable

**SERVICE CHARGE:** Inclusive

**RATES PAYABLE:** Inclusive

**EPC:** Available upon request.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

### CONTACT:

**Nick Coughlan**  
**Houston Lawrence**

020 8947 5050

nick.coughlan@houstonlawrence.co.uk