# Houston Lawrence







# 11 Alexandra Road Wimbledon Town Centre Wimbledon SW19 7JZ

FULLY INCLUSIVE RENT

Area: 195 FT<sup>2</sup> (18 M<sup>2</sup>)

Initial Rent: POA



LOCATION Wimbledon



тиве District Line



Direct links into Waterloo



виs Various Routes



AVAILABILITY Immediately



access 24 Hour



KITCHEN
Shared Facility



Upon application

## Houston Lawrence





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.

### **FLOOR AREA:**

PREMISES	AREA FT <sup>2</sup>	AREA M <sup>2</sup>	
First Floor	195	18	

#### **DESCRIPTION:**

The office comprises approx 195 sqft located minutes from Wimbledon Town Centre. The offices benefit from good natural light, carpeting and fluorescent lighting whilst there are shared facilities that include cloakrooms, kitchen and boardroom.

The offices are available on flexible terms for immediate occupation the quoted rent includes service charge and business rates.

TENURE: RATES PAYABLE:

Terms to be agreed. INCLUSIVE RENT

VAT: EPC:

Applicable

SERVICE CHARGE: LEGAL COSTS:

INCLUSIVE RENT Each party responsible for

their own legal costs.



#### **CONTACT:**

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#### **OFFICES:**

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## WIMBLEDON

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