



## St George's Road Wimbledon SW19 4DP

SECOND FLOOR AIR CONDITIONED OFFICES

WIMBLEDON TOWN CENTRE

Area: 2,900 FT<sup>2</sup> (269 M<sup>2</sup>)

Initial Rent: POA



LOCATION  
Town Centre



AVAILABILITY  
Immediate



TUBE  
District Line



TRAIN  
Waterloo 16 mins



LIFT  
Passenger lift



AIR CONDITIONING  
Ceiling recessed



CARPETS  
Throughout



KITCHEN  
Fitted



SHOWERS  
Ground Floor



NATURAL LIGHT  
Excellent natural light



## St George's Road Wimbledon SW19 4DP

### LOCATION:

2 - 4 St George's Road is an extremely prominent four storey building with offices situated on the three upper floors located in the heart of the Town Centre being within a short walk of the Wimbledon Terminus.

The communication network includes the SWR Mainline Station providing a connection to London Waterloo within 16 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 leading to 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 has a wide range of amenities including bars, restaurants, banks, cafe and leisure facilities.

### FLOOR AREA:

PREMISES	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Floor Area	2,900	269

### DESCRIPTION:

The entrance to 2-4 St George's Road provides a small reception with access to the offices floors by way of a passenger lift and a common stairwell with Male / Female & Disabled cloakrooms being situated within the common parts .

The offices situated on the second floor are mainly open plan with a couple of glazed meeting rooms and a Board Room. The floor overlooks the main Town Centre junction thereby benefitting from good natural light.

The specification includes air conditioning, raised floors (fully cabled), suspended ceilings with recessed lighting and carpeting throughout and an extensive kitchen area.

### TENURE:

Terms to be agreed.

### VAT:

Applicable

### SERVICE CHARGE:

TBA

### RATES PAYABLE:

Rateable Value : £ 69,500

### EPC:

Available upon request

### LEGAL COSTS:

Each party responsible for their own legal costs.



### CONTACT:

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### OFFICES:

#### WANDSWORTH

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10 Enterprise Way  
SW18 1FZ

#### WIMBLEDON

0208 947 5050

11 Alexandra Road  
SW19 7JZ