

GOOD QUALITY OFFICES

TO LET

1,280 SQ FT (118.92 SQ M) APPROX

OFFICE
APPROX 1,280 SQ FT
TO LET
CATTANEO
COMMERCIAL
020 8546 2166
www.cattaneo-commercial.co.uk

66 / 67 ALWYNE ROAD, WIMBLEDON, LONDON SW19 7AE

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LOCATION

Wimbledon, a thriving and affluent Southwest London town, is located approximately 6 miles from Central London and is exceptionally well served by road, bus and rail links.

The main road artery is the A219, which runs off the A3. The A3 links central London with Junction 10 of the M25 motorway.

Wimbledon train, tube (District Line) and tram station offers excellent communications (Waterloo approx. 12 minutes journey time).

The property is located in the heart of Wimbledon on Alwyne Road just off Wimbledon Hill Road and a short walk from the mainline station, Wimbledon Quarter Shopping Centre and main shopping area providing a wide range of amenities including bars, restaurants, banks, café and leisure facilities as well as a large public car park.

DESCRIPTION

The premises provide offices arranged over ground and lower ground floors in this modern and striking mixed use building.

ACCOMMODATION

The following approximate floor areas apply:

Ground Floor	525 sq ft
Basement	730 sq ft
Store	25 sq ft
TOTAL	1,280 SQ FT

AMENITIES

- ◆ LED Lighting
- ◆ Glazed meeting room and private office
- ◆ Air conditioning / Comfort Cooling
- ◆ DDA WC
- ◆ Two toilets, one with shower
- ◆ Kitchen facilities on both floors

TERMS

The property is available to let on new full repairing and insuring lease for a term to be agreed.

RENT

£44,000 per annum exclusive.

VAT

We have been advised the premises are elected for VAT.

BUSINESS RATES

Rateable Value £20,000.00

Rates Payable £ 9,980.00 (2025/26)

(We would strongly advise you verify these figures with Merton Borough Council in due course.)

EPC

B (41)

For further information or to arrange an inspection please contact:

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