

# GOOD QUALITY OFFICES

Now with planning for Gym, Medical, Educational  
and other Class E uses

# 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. Planning consent has recently been granted to use the premises for most Class E uses and also for Education Class F1 use.

## ACCOMMODATION

The following approximate floor areas apply:

Ground Floor	525 sq ft
Basement	730 sq ft
Store	25 sq ft
<b>TOTAL</b>	<b>1,280 SQ FT</b>

## 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 £25,750.00

Rates Payable £11,124.00 (2026/27)

(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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