

40-44
THE BROADWAY
WIMBLEDON
SW19 1RQ



1,126 sq ft on the first floor to let



For further information please contact:

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Matthew Smith
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brayfoxsmith.com

DESCRIPTION

The property comprises a newly refurbished first floor open plan office located on The Broadway, Wimbledon.

LOCATION

The property is situated in Wimbledon town centre opposite the junction with Gladstone Road. Wimbledon train station is a 2 minute walk from the property providing fast link to Central London.

There are plenty of local amenities near the building including shops, restaurants and cafes.

SPECIFICATION

- Newly refurbished
- Air Conditioning
- Kitchen
- Open Plan
- Roof Terrace
- Shower and WC



AVAILABILITY

Floor	sq ft	sq m
First Floor	1,126	104
Total	1,126	104

PRICE

Rent on application.

SERVICE CHARGE

Details provided upon application.

TERMS

A new lease is available on terms to be agreed

EPC CERTIFICATE

Available on request

LEGAL COSTS

Each party to be responsible for their own legal and other costs associated with the transaction

VIEWING

Strictly by appointment through the sole letting agents.



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