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Our ref: AGA/247Wimbledon

DATE AS POSTMARK

SUBJECT TO CONTRACT

Dear Sir/Madam

247WIMBLEDON, 247 THE BROADWAY, WIMBLEDON, LONDON SW19 1SD

We have pleasure in attaching herewith the brochure for the only new office building currently under construction in Wimbledon town centre. 247 is within easy walking distance of both Wimbledon mainline station, including the District Line and Tram service, and Wimbledon South tube station (Northern Line).

The building has been thoughtfully designed to cater to all needs of modern workspace, incorporating the latest technologies in engineering to create an energy efficient and pleasant working environment. This includes a series of garden terraces cascading down the rear façade, providing every floor with fantastic outside space. The building has achieved an EPC rating of 'A' and a BREEAM of 'Very Good'.

The property will offer air conditioned floorplates from 2,260 sq ft up to the entire building of 33,345 sq ft. An underground car park will provide car parking for up to 8 cars along with cycle racks for 40 bicycles.

The building will benefit from a striking reception area and is served by two passenger lifts.

The available floorplates are as follows:

Floor	Sq Ft	Sq M
Fourth Floor Office	4,196	390
Third Floor Office	5,907	549
Second Floor Office	6,854	637
First Floor Office	7,618	708
Ground Floor Office	4,272	397
Ground Floor Reception	2,238	208
Lower Ground Floor Office	2,260	210
Total	33,345	3,099

(Floor areas to be confirmed by measurement upon completion)

247Wimbledon is available on a new full repairing and insuring lease(s) for terms to be agreed. Rent upon application. Anticipated completion date, early 2027.

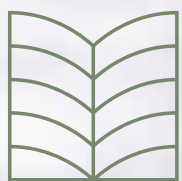
If you require any further information or wish to inspect the premises, please do not hesitate to contact Andy Armiger of Cattaneo Commercial on 020 8481 4741 / 07973 207424 or Alex Lewis of our joint agents Lewis & Co.

Kind regards,

Andy Armiger

CATTANEO COMMERCIAL

Encl.



247

WIMBLEDON



247 THE BROADWAY, WIMBLEDON SW19 1SD

A WIMBLEDON WELCOME

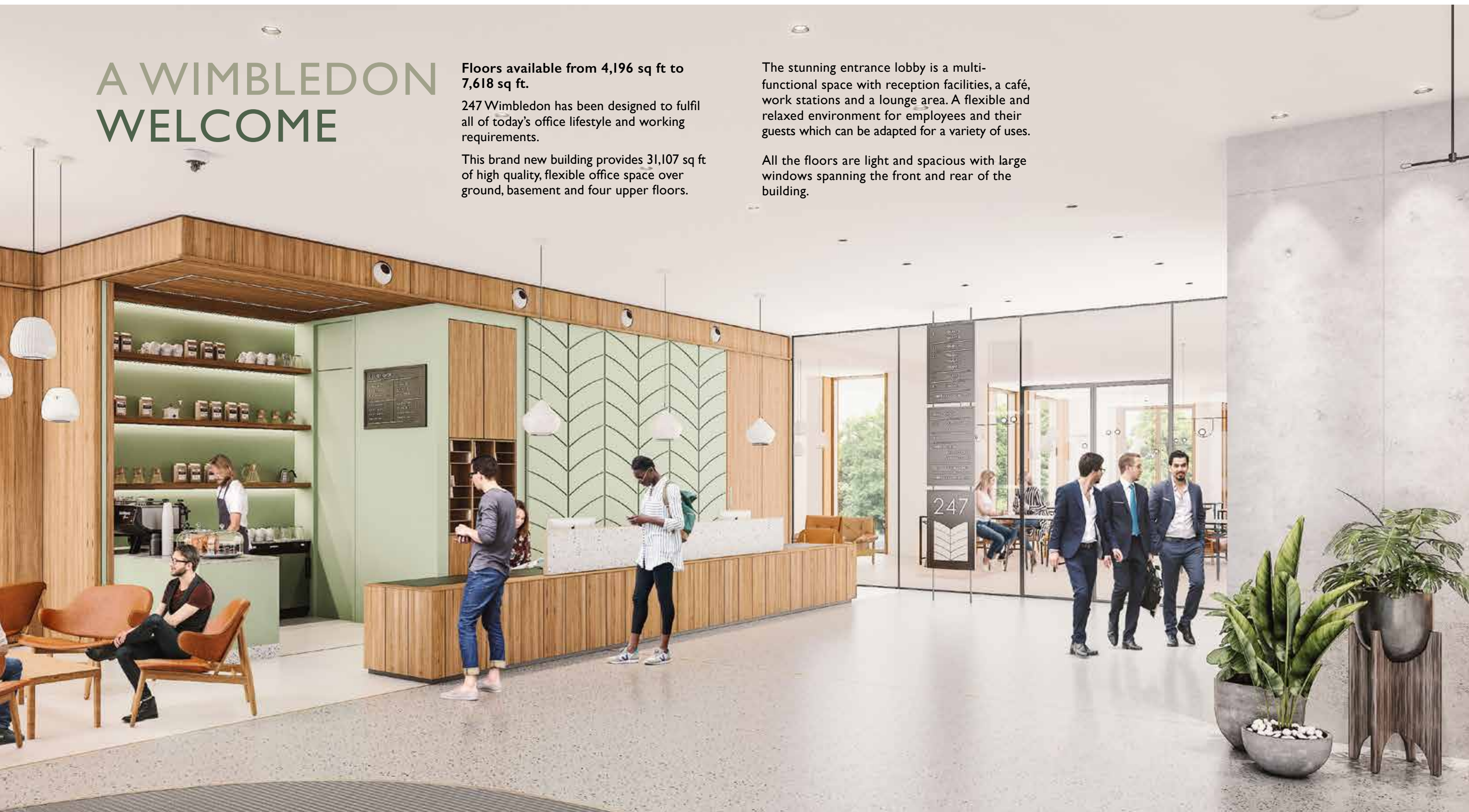
Floors available from 4,196 sq ft to 7,618 sq ft.

247 Wimbledon has been designed to fulfil all of today's office lifestyle and working requirements.

This brand new building provides 31,107 sq ft of high quality, flexible office space over ground, basement and four upper floors.

The stunning entrance lobby is a multi-functional space with reception facilities, a café, work stations and a lounge area. A flexible and relaxed environment for employees and their guests which can be adapted for a variety of uses.

All the floors are light and spacious with large windows spanning the front and rear of the building.





THE WHOLE
DESIGN VISION
WILL CREATE
A UNIQUE AND
IMPRESSIVE
EXPERIENCE FOR
OCCUPANTS





THIS IS A BUILDING THAT DELIVERS EMPLOYEE WELL-BEING AS A PRIORITY



247 is a high quality, modern building with classic Victorian and Edwardian proportions, constructed of handmade brick and Portland stone with ample glazing to maximize natural light to the interior.

The building has been thoughtfully designed to cater to all the needs of a modern workspace. The latest technologies and engineering have been employed to create an energy efficient and pleasant work environment.

A series of garden terraces cascade down the rear facade, providing every floor with fantastic outside space.







BUILDING SPECIFICATION



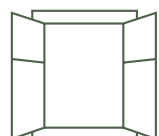
EPC Rating A



BREEAM Very Good



Flexible underfloor cooling and heating



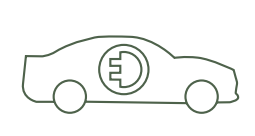
Opening windows & french doors on all floors



Accessible terraces with planting on all levels



2 x 13 person passenger lifts



8 car parking spaces all with electric charging



40 cycle spaces with a dedicated cycle entrance



Showers and lockers



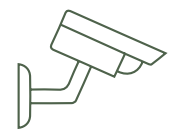
Step free access to all areas and disabled WC on all floors



An all electric building improving local air quality



LED lighting controlled by daylight sensing and proximity / absence



CCTV and access control system



Fresh air provided by roof mounted plant



Floor to ceiling heights between 2.85m to 3.85m

TABLE OF AREAS

FLOOR	SQ FT	SQ M
Fourth Floor – Office	4,196	390
Third Floor – Office	5,907	549
Second Floor – Office	6,854	637
First Floor – Office	7,618	708
Ground Floor – Office	4,272	397
Ground Floor – Reception	2,238	208
Lower Ground Floor – Office	2,260	210
TOTAL	33,345	3,099
TOTAL WORKSPACE	31,107	2,891
Bike Storage	40	
Car parking spaces with electric charging	8	

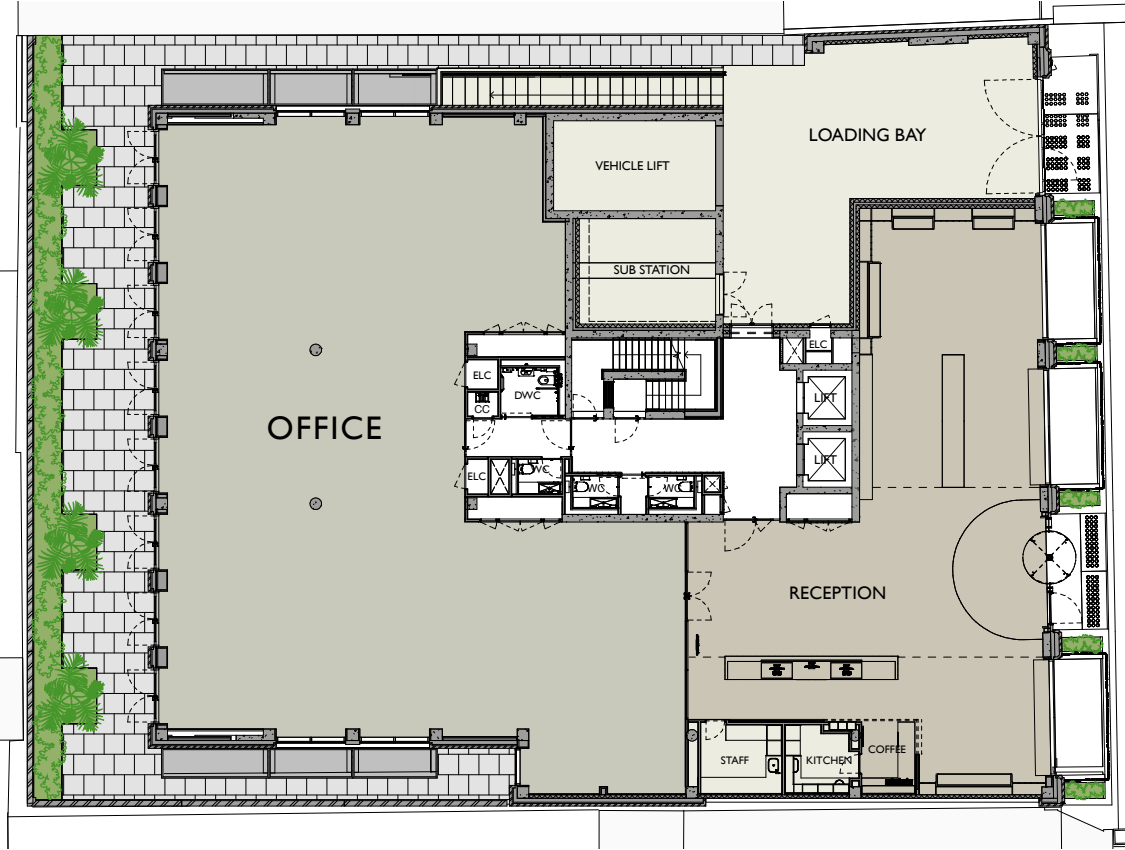
TERMS

The building is available to let as a whole, or in floors on a new full repairing and insuring lease for an agreed term, further details on application.



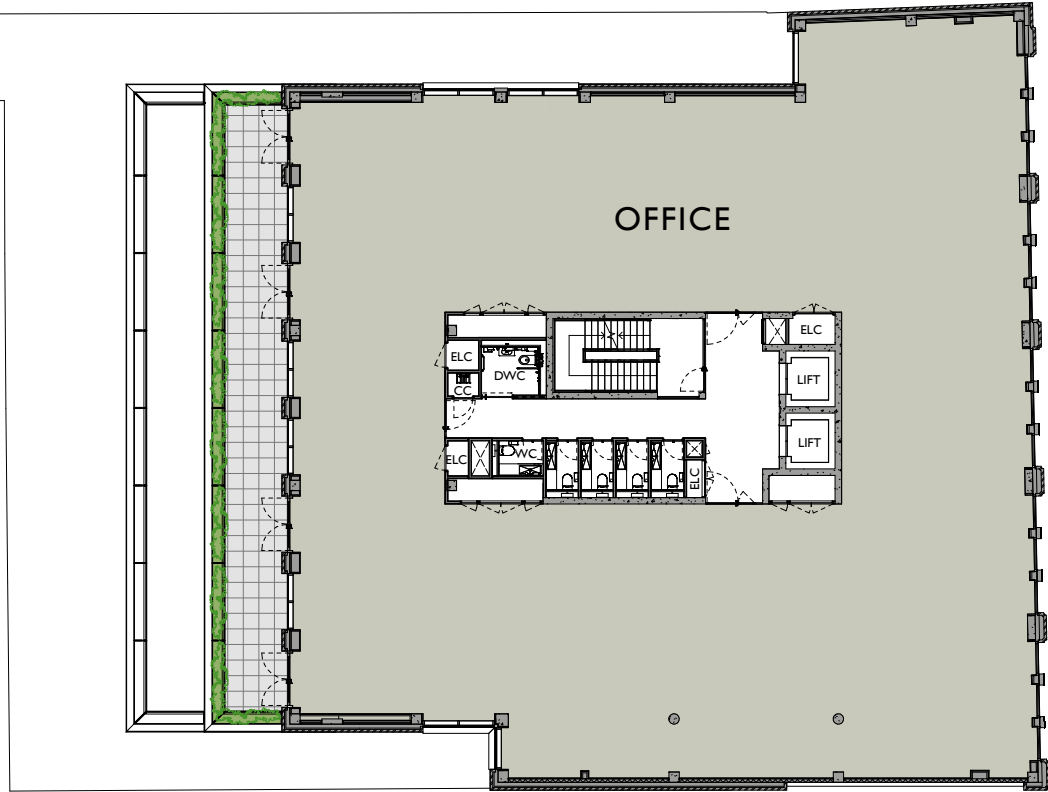
GROUND FLOOR

	SQ FT	SQ M
Office	4,272	397
Reception	2,238	208



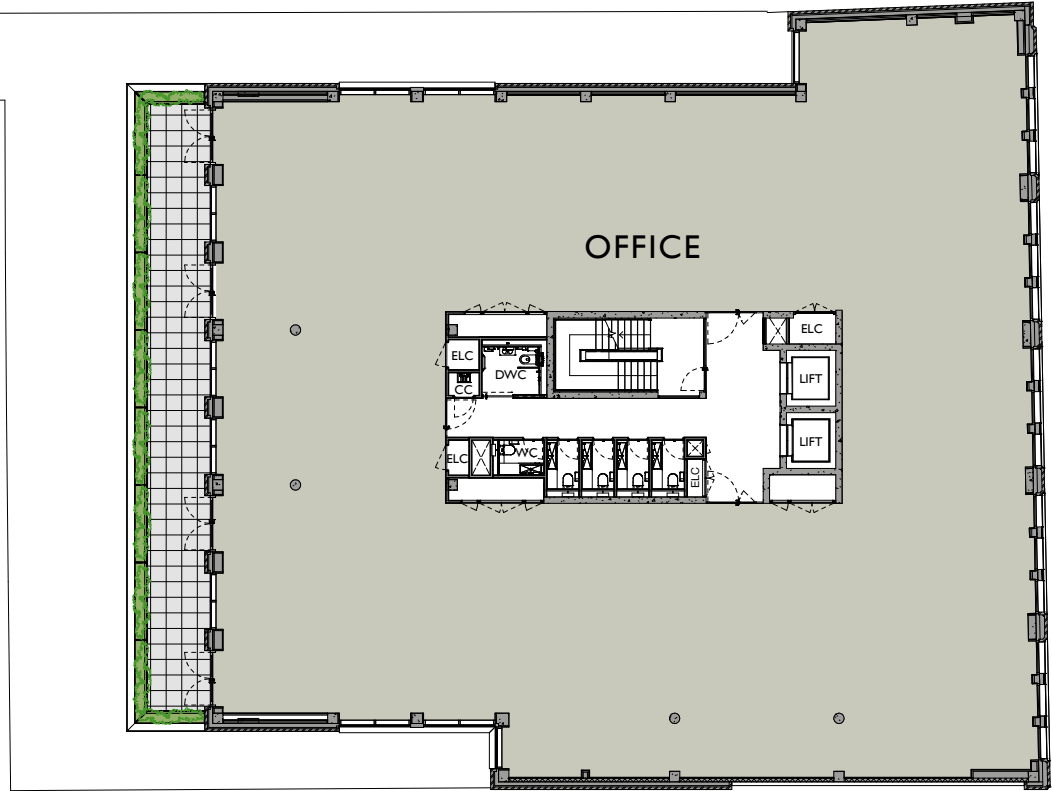
SECOND FLOOR

	SQ FT	SQ M
Office	6,854	637



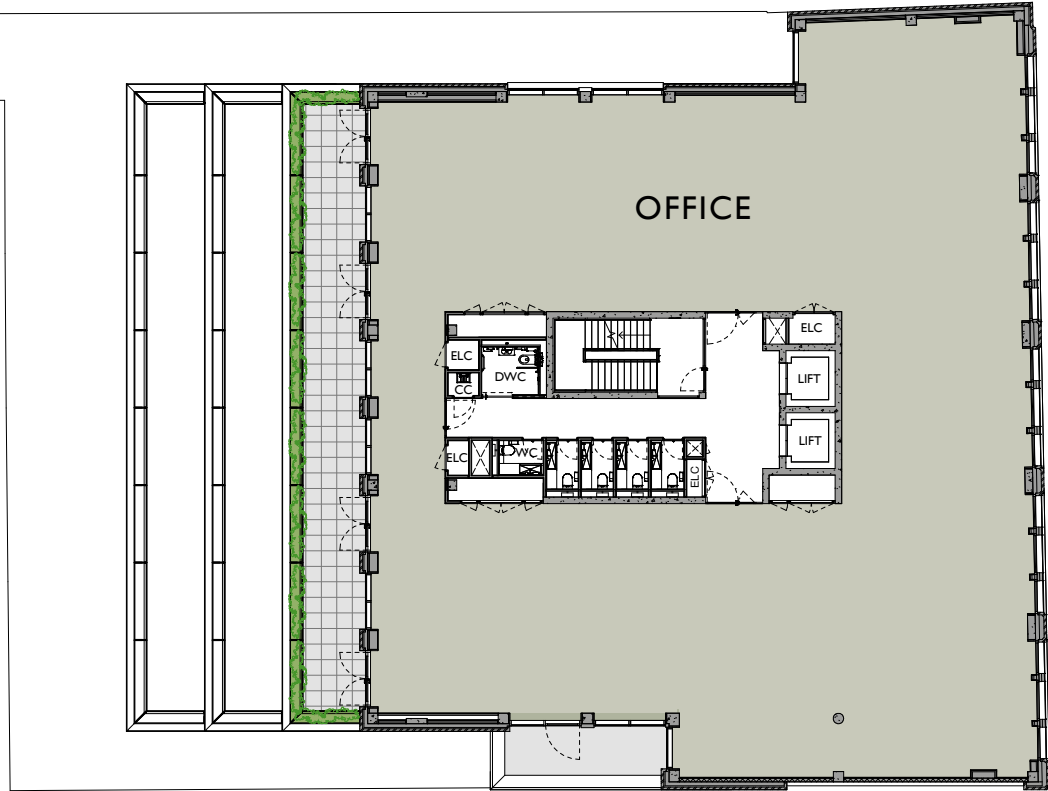
FIRST FLOOR

	SQ FT	SQ M
Office	7,618	708



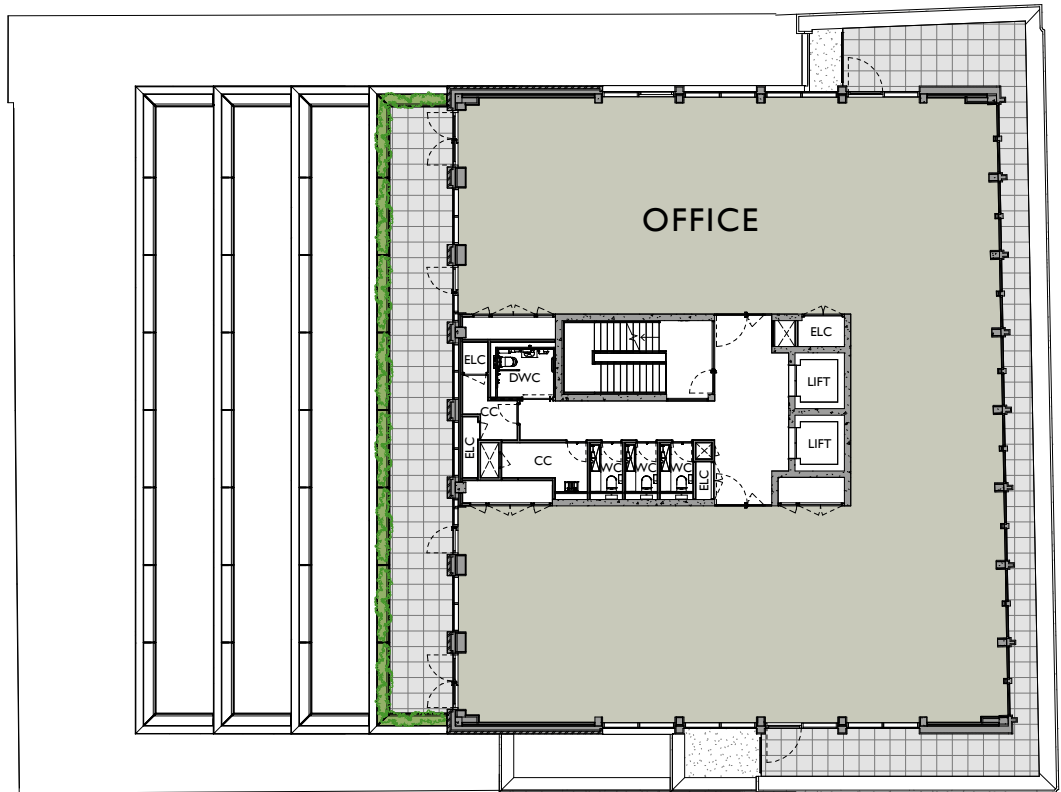
THIRD FLOOR

	SQ FT	SQ M
Office	5,907	549



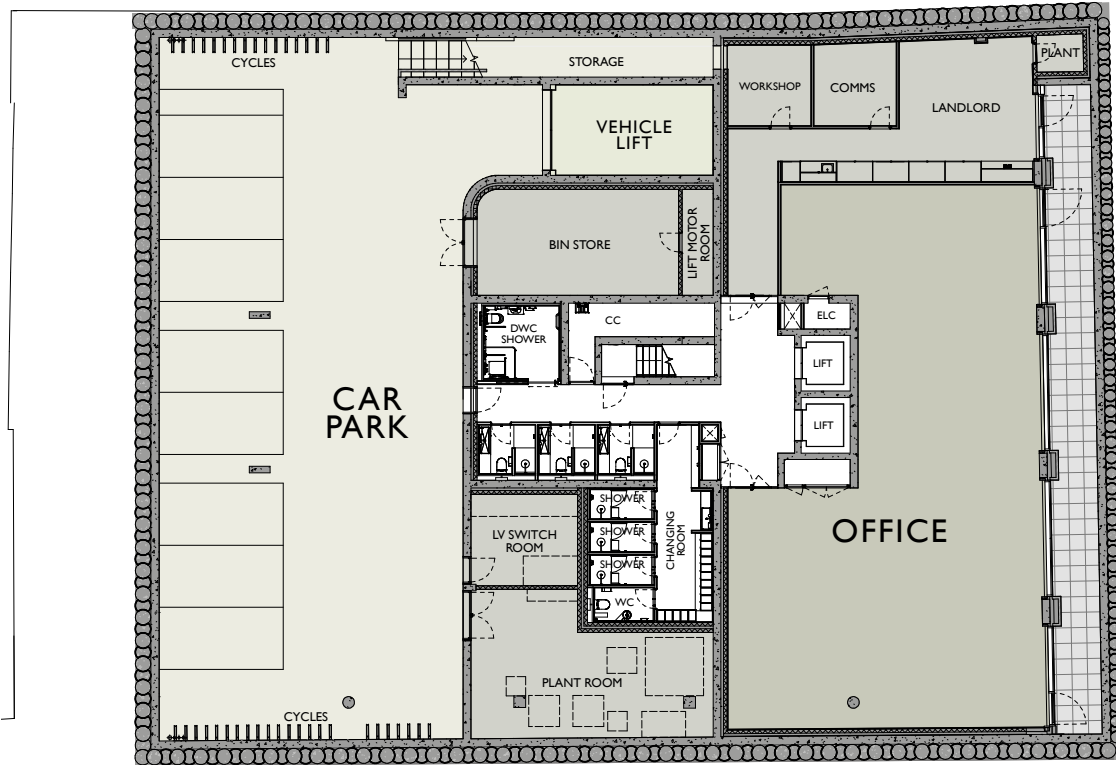
FOURTH FLOOR

	SQ FT	SQ M
Floor	4,196	390



BASEMENT

	SQ FT	SQ M
Office	2,260	210



SET IN THE HEART OF WIMBLEDON TOWN, THE LOCATION OFFERS EVERYTHING FOR YOUR DAY – TWENTY-FOUR SEVEN!

Restaurants, bars, gyms, cinemas, theatres, cafés, supermarkets, Elys Department Store and a retail offering that easily competes with the West End.

Wimbledon is a prestigious corporate location with an international reputation, a viable alternative to central London with a broad mix of occupiers. Wimbledon is the perfect location for a happy, healthy work/life balance.

Wimbledon Village and the green spaces of Wimbledon Common are a short distance away.

The village has lovely pubs and cafés plus the All England Lawn Tennis Club. Wimbledon’s strong ties to sport include hockey, tennis and squash clubs, 4 golf courses, an athletics track and The Common for walking, running and cycling.



- KEY**
- 1 Centre Court Shopping Centre
 - 2 Waterstones
 - 3 Al Forno
 - 4 Tequila Mockingbird
 - 5 Sainsbury's Local
 - 6 NHS Health Trust
 - 7 The Gym Group
 - 8 The Communication Workers Union
 - 9 Imm Thai Fusion
 - 10 Polka Theatre
 - 11 Bliss Café
 - 12 Leisure Centre & Spa
 - 13 Latitude
 - 14 Sushi Essence
 - 15 Antoinette Hotel
 - 16 Elliott Wood
 - 17 Premier Inn
 - 18 CIPD
 - 19 New Wimbledon Theatre
 - 20 Uniqlo
 - 21 Odeon Cinema
 - 22 Kindred
 - 23 Close Brothers Asset Finance HQ
 - 24 Little Waitrose
 - 25 Capsticks LLP
 - 26 Coty Inc
 - 27 Elys





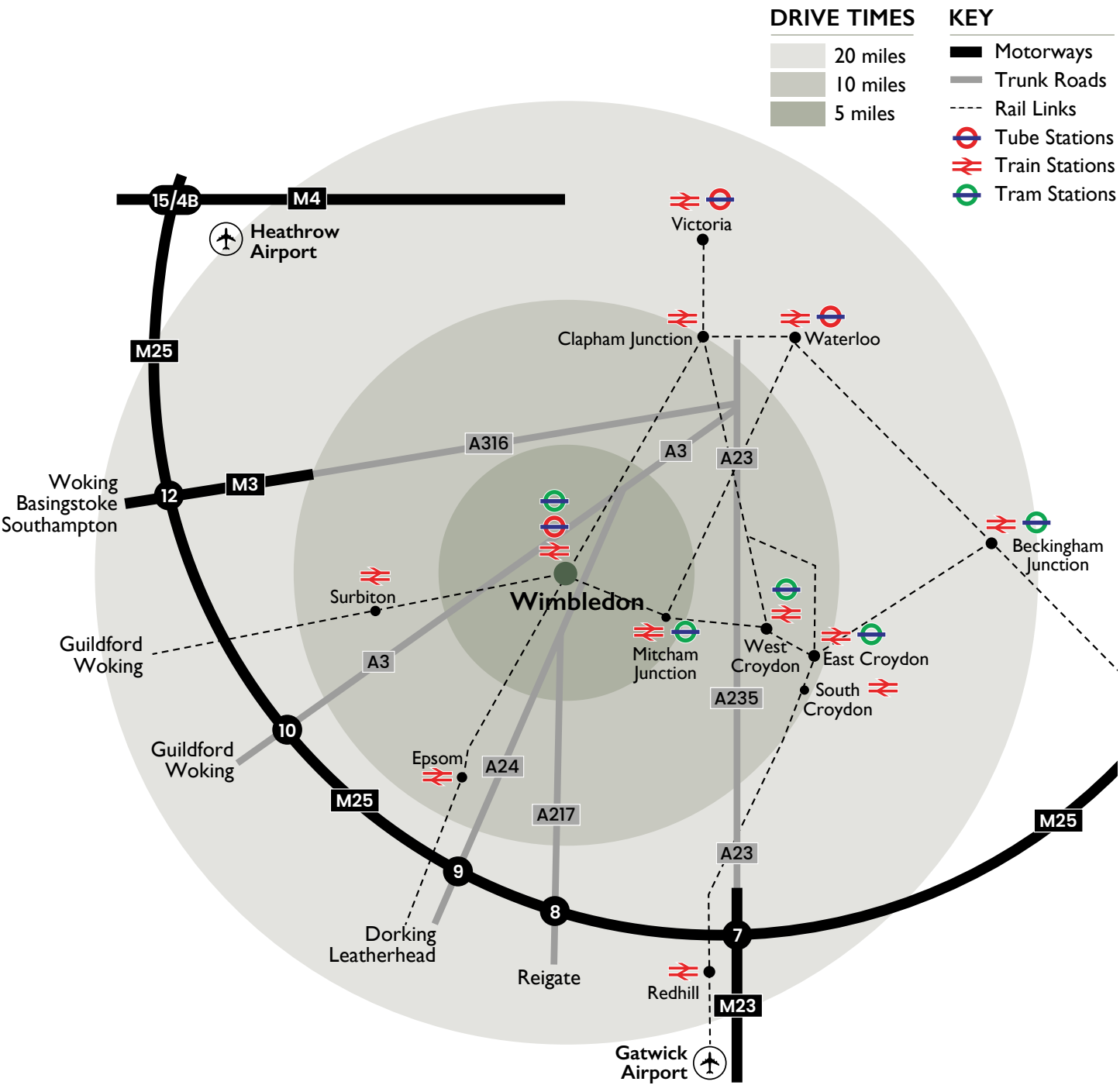
WIMBLEDON OFFERS ONE OF THE BEST CONNECTED LOCATIONS IN GREATER LONDON

Wimbledon Station is the only London station in zone 4 to have an interchange between National Rail, Underground and Tramlink services, making it one of the best connected locations in Greater London.

Wimbledon Station, 10 minutes walk from 247, provides easy access to Central London on both mainline rail services and

the District Line. The Northern line from South Wimbledon has a regular service to the West End and the City and is an 8 minute walk from 247.

South London, Surrey and beyond are easily accessed by mainline rail and tram services. Road links via the A3, A24, A217 and M25 are also excellent from the Wimbledon area.



KEY DESTINATIONS & JOURNEY TIMES:

BY RAIL		BY UNDERGROUND		BY TRAM	
	MINS		MINS		MINS
Clapham Junction	7	Earl's Court	17	Mitcham	12
London Waterloo	17	Paddington	28	West Croydon	26
London Victoria	25	King's Cross	34	East Croydon	31
King's Cross	34	Bank (South Wimbledon)	25		
Farringdon (Thameslink)	36				

(Source: National Rail)

(Source: tfl)





EASY ACCESS TO CENTRAL LONDON, SURREY AND BEYOND



Wimbledon Station



High Street



South Wimbledon Station



Centre Court



Centre Court



Station forecourt



Tram Station



Underground Station



247WIMBLEDON.CO.UK

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A DEVELOPMENT BY:

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Offices Ltd ●●**

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