



57

CHURCH ROAD

WIMBLEDON SW19 5SB

REFURBISHED AIR CONDITIONED OFFICE BUILDING WITH ON-SITE CAR PARKING
IN THE HEART OF WIMBLEDON VILLAGE

1,449 - 5,772 SQ FT (134 - 536 SQ M) TO LET

57

CHURCH ROAD

WIMBLEDON SW19 5SB



LOCATION

The property is located on the northern side of Church Road, close to its junction with Lancaster Road. The local area is well known for its range of boutique shops, bars and restaurants.

The world-famous tennis club is a 5 minute walk and Wimbledon common is a 2 minutes' walk.

Wimbledon town centre is located a 10 minute walk away offering excellent local transport, with the station providing underground and mainline rail services. The District line provides services to central London with a journey time of approximately 30 minutes. National Rail services to Waterloo take 20 minutes.

Regular buses from the town centre to the Village take 3 minutes.

DESCRIPTION

Attractive & iconic office building arranged over three floors and includes a new mews style entrance and undercroft parking area. The property has been comprehensively refurbished and incorporates open plan accommodation with excellent natural light.

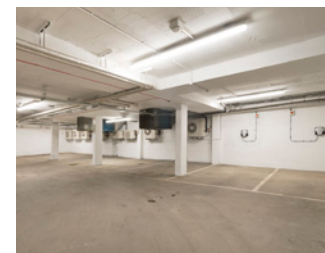
There are 12 car parking spaces, 3 of which provide electric car charging points (1 per floor).

MISREPRESENTATION ACT- The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled September 2018.



SPECIFICATION

- New air conditioning
- New entrance
- New LED lights
- First floor patio
- Car parking including 3x electric charging points
- New lift
- Bike rack & Shower
- Gas central heating



FLOOR AREAS

Floor	sq ft	sq m
Second		LET
First	4,273	397
Ground	1,449	134
Total	5,772	531

TERMS

Upon application.

VIEWING

Strictly by appointment through the sole agents.



Alex Lewis
alex@lewisco.co.uk
ddi: 020 3940 5575

Claudia Harley
claudia@lewisco.co.uk
ddi: 020 3940 5561

LEWIS & CO
020 3940 5561
LEWISCO.CO.UK