

Unit 2, Printers Yard

The Broadway, Wimbledon, SW19 1RD

**LEWIS
&CO**

OFFICE TO LET



DESCRIPTION

The ground floor office comprises approximately 410 sq ft. The office is currently configured to accommodate 11 modern desks. It also provides air conditioning, central heating, sole use of the kitchenette and two shared WC's. The rent is inclusive of rates, building insurance and service charge.

Bike storage is also available at the front of the property.

ACCOMMODATION

Total	410 sq ft.
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LOCATION

The office is situated just off the Broadway which is a short distance to both Wimbledon town centre and Wimbledon mainline station, train time of 17 mins to London Waterloo, underground (District line) and the tram link which provides a dedicated connection to Croydon and Gatwick Airport. South Wimbledon is also located within walking distance of the property (15 mins).

The nearby A3 provides a direct road link to Junction 10 and the M25 being the main motorway network for both Gatwick and Heathrow Airports.

The Broadway provides a large array of amenities and for this reason, the entrance to Printer Yard benefits from a significant amount of both pedestrian and vehicular passing traffic.

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TERMS

Flexible terms available.

EPC

On application.

RENT

£21,500 PA.

VAT

TBC.

RATES PAYABLE

Included.

SERVICE CHARGE

Included.

BUILDING INSURANCE

Included.

LEGAL COSTS

Each party to be responsible for their own legal fees in the completion of the lease document only.

VIEWING

Viewing strictly by prior appointment with the sole agent:

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