



#### DESCRIPTION

Collingham House is a 8,508 sq ft building offering refurbished accommodation located in the heart of Wimbledon. The building includes a reception, 24-hour access and on-site car parking. The suite available is arranged as open plan on the first floor and newly refurbished. The office accommodation includes perimeter trunking, Kitchenette & WC's.

#### ACCOMMODATION

1<sup>st</sup> Floor                      1,700 SQFT

\* subject to onsite measurements

#### LOCATION

The property is situated in between both Gladstone Road and Russell Road 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. The nearby A3 provides a direct road link to Junction 10 and the M25 and the main motorway networks and both Gatwick and Heathrow Airports. The building occupies a prominent site at the junction of the main retail thoroughfare, The Broadway. The property is well positioned amongst numerous restaurant operators including Pizza Express, GBK, Chicken Shop, Chimi Changa, Dirty Burger and Five Guys. Other occupiers include Sainsbury's Local, Odeon, Morrisons & Nuffield Health Club.

# Collingham House, Gladstone Road, Wimbledon, SW19 1QT

**LEWIS  
&CO**



## TERMS

New lease available.

## EPC

On application.

## RENT

£42,500 per annum.

## VAT

Applicable.

## RATES

Rates payable are in the order of £7.95 per sq. ft.

Further details on request.

## SERVICE CHARGE

On application.

## VIEWING

Viewing strictly by prior appointment with the Joint sole agents:

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