

## OFFICE TO LET



### LOCATION

The available office space is arranged over ground, first and second floors and benefits from a small kitchenette area in the basement, two WC's and a shower. The property also benefits from two additional parking spaces.

The office space also comes fully furnished with desks and chairs.

### ACCOMMODATION

Ground Floor – 628 sq ft	(58 sq m)
First Floor - 594 sq ft	(55 sq m)
Second Floor – 278 sq ft	(25 sq m)
<b>TOTAL – 1,500 sq ft</b>	<b>(138 sq m)</b>

### DESCRIPTION

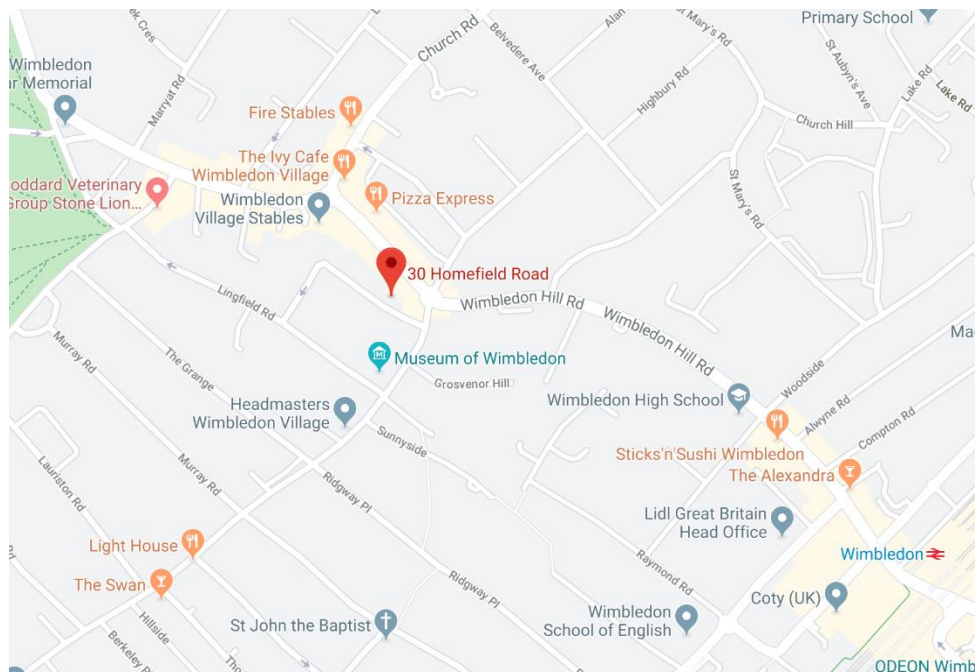
The subject property is situated on Homefield Road in Wimbledon Village. Wimbledon Village benefits from a large range of retailers, restaurants and amenities.

The subject property is situated a 5-minute walk away from Wimbledon Train Station offering easy access to central London via use of the district line whilst access to other areas such as Clapham Junction and beyond is possible via use of mainline trains. The area is also well catered for with local bus services enabling easy access to surrounding areas.

# 30 Homefield Road

Wimbledon Village, SW19 4QF

**LEWIS  
&CO**



## LEASE

Available on a new two-year lease.

## TIMING

Immediate upon completion of legal formalities.

## RENT

First Floor – £20,000

First & Second Floors - £40,000

Whole Office - £65,000

£6,000 per annum for additional two parking spaces.

## RATES

All rates and service charge to be included in the rent.

## EPC

On application.

## VAT

TBC.

## VIEWING

Viewing strictly by prior appointment with the sole agents:

### Lewis & Co

Alex Lewis MRICS

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