



To Let

Grade A office space conveniently located in the heart of Wimbledon's town centre and only a short walk to Wimbledon Station.

- Town Centre Location
- Excellent communication links
- Exceptional views across London
- Grade A specification
- Roof Terraces
- Photo-voltaic Solar Cladding
- Male and female WC facilities on each floor
- Cycle and shower provisions

120 The Broadway

London, SW19 1RH

2,454 to 19,883 sq ft

227.98 to 1,847.19 sq m

Reference: #18784

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Summary

Available Size	2,454 to 19,883 sq ft / 227.98 to 1,847.19 sq m
Rates Payable	£18 per sq ft
EPC	B (42)

Description

The property provides 42,454 sq ft of Grade A office accommodation arranged over part ground and six upper floors together with nine underground car parking spaces. The office accommodation is well configured with floor plates ranging from 2,310 sq ft to 8,937 sq ft and benefits from roof terraces of varying size from the second floor and above.

Location

The property is located on The Broadway in the heart of Wimbledon's town centre and is within easy reach of all the amenities Wimbledon has to offer. Wimbledon Underground Station and mainline Railway Station are both within a 5 minute walk, providing regular services to London Waterloo with journey times of approximately 12 minutes as well as access to tramlink and Thameslink services. By road, the A219 provides a link to the A3, which links to Junction 10 of the M25 Motorway. The building is also by a number of regular and reliable bus services.

Viewings

Viewing arranged via appointment with sole agent.

Terms

The premises are available to let on new lease directly from the landlord for a period by arrangement.

Access

Access is gained by way of an impressive, limestone reception area off The Broadway providing access to two thirteen person passenger lifts serving all the floors.

Additional Information

- Renewable energy source via photovoltaic solar cladding.
- Fully accessed raised floors with 150mm voids.
- Male, female and disabled WC facilities on each floor.
- 1,000 kg goods lift.
- VRV air conditioning.
- Suspended ceilings with high efficiency LG7 compliant lighting.
- Basement shower facilities.
- Secure basement car parking spaces.
- Roof terraces on 4 floors.

