

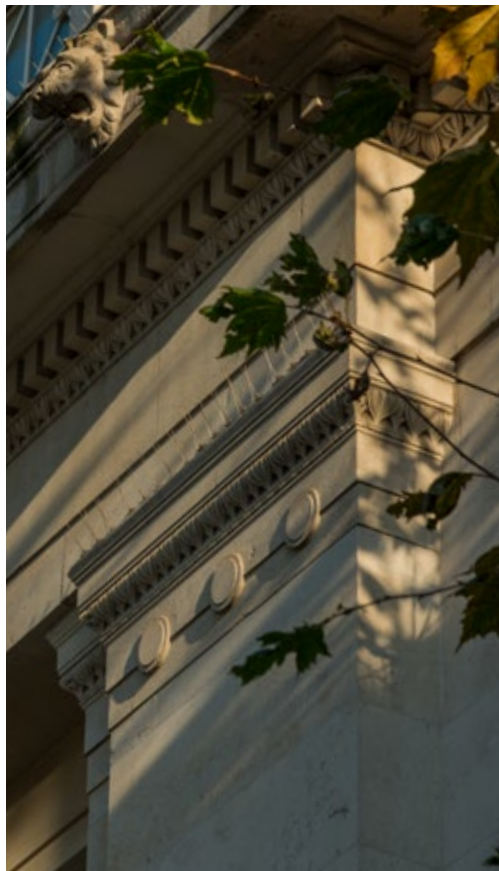
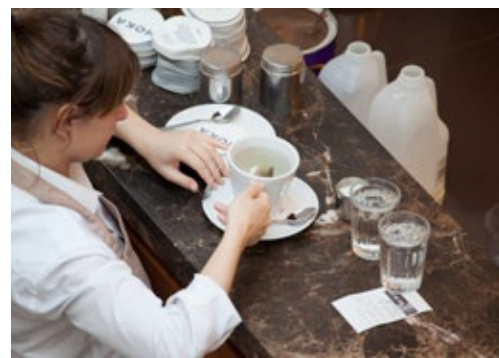


# THE OLD TOWN HALL

WIMBLEDON SW19

7,156 SQ FT OF OFFICES OVER A SINGLE FLOOR





RARELY DOES SPACE COME AVAILABLE WITHIN THE TOWN CENTRE WHICH OFFERS A COMBINATION OF ICONIC EXTERNAL ARCHITECTURE AND CONTEMPORARY INTERNAL OFFICE STYLE AND FUNCTION

WIMBLEDON IS AN EVER POPULAR URBAN CENTRE, LOCATED APPROXIMATELY 9 MILES SOUTH EAST OF CENTRAL LONDON. THE OLD TOWN HALL IS ON THE DOOR STEP OF WIMBLEDON STATION AND THE NUMEROUS RESTAURANTS, BARS AND SHOPS IN THE TOWN CENTRE.





## COMMUNICATIONS

### BY TRAIN Source: National Rail Enquires

Waterloo	17 minutes
Victoria	24 minutes
Gatwick	43 minutes

### BY TRAM Source: Transport for London

West Croydon	28 minutes
--------------	------------

### BY CAR Source: Google Maps

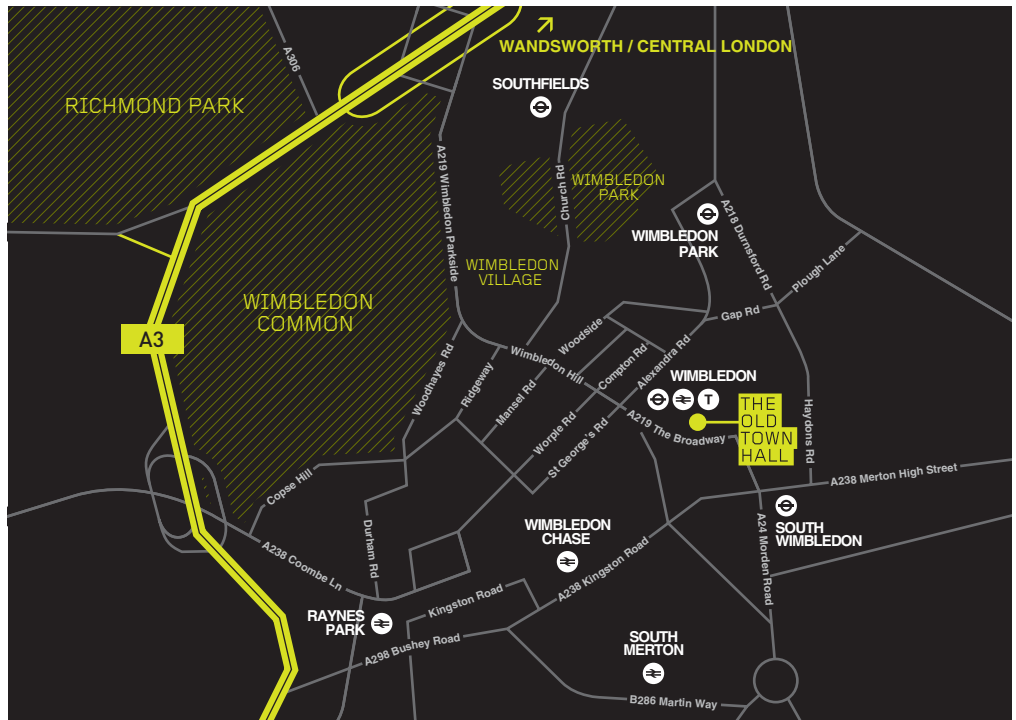
Heathrow	35 minutes
M25	22 minutes
A3	7 minutes

## KEY FEATURES

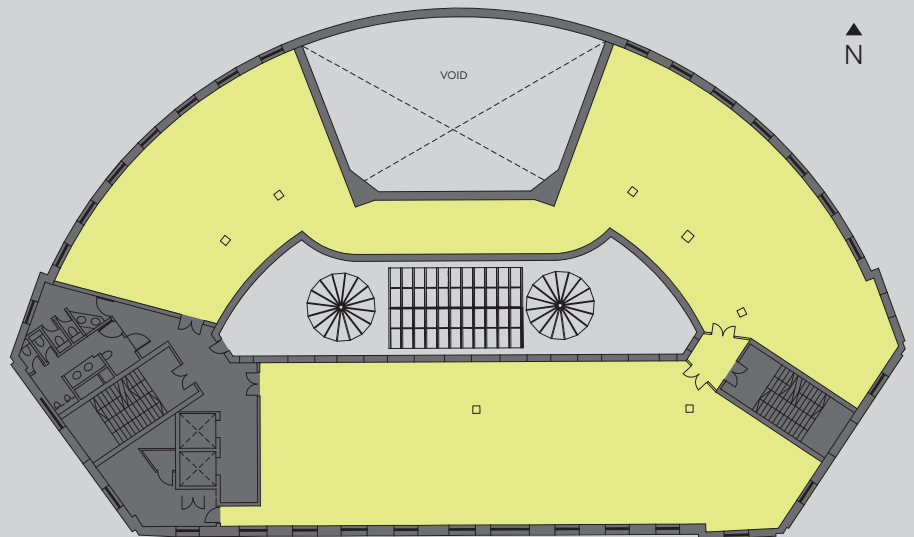
- Exposed slab ceilings
- Contemporary lighting style
- Air conditioning throughout
- Kitchen and break out area
- Server/IT room
- Combination of 5 private offices and training rooms and open plan arrangement
- Male and female toilets on each floor
- On site car parking spaces

For further details or to arrange a viewing please contact Guy Parkes

**Guy Parkes**  
0118 907 1299  
gparkes@ra-re.co.uk



## FIRST FLOOR (7,156 SQ FT / 665 SQ M)



Not to scale. Indicative only.

**Standard Life**  
Investments

**DISCLAIMER:** RARE and Standard Life Investments for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst RARE and Standard Life Investments use reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. RARE and Standard Life Investments as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of RARE and Standard Life Investments has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. January 2015. S06185

siren | +44 (0)20 7478 8300 | sirendesign.co.uk