



Central House

ALWYNE ROAD | WIMBLEDON
LONDON SW19 7AB

Grade A Office Space
2,132 - 4,272 sq ft

2,132 - 4,272 sq ft
approx

Grade A office floors

TO LET



Central House is a modern self-contained office building arranged over ground and three upper floors.

The accommodation has been comprehensively refurbished, benefiting from excellent natural light throughout, and has a secure basement car park.



Detail matters, and Central House is a building where the location is matched by the quality of finishes.

Central House achieves contemporary quality both inside and out.

From door handles to light fixtures, from tiling to joinery, every small detail at Central House has been carefully considered.

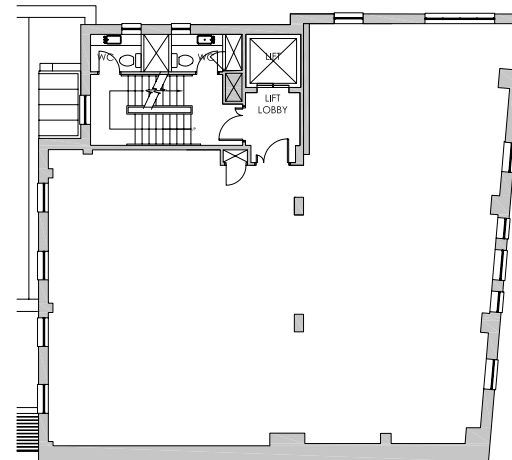
The result is a building that delivers maximum impact, and creates a unique working environment.



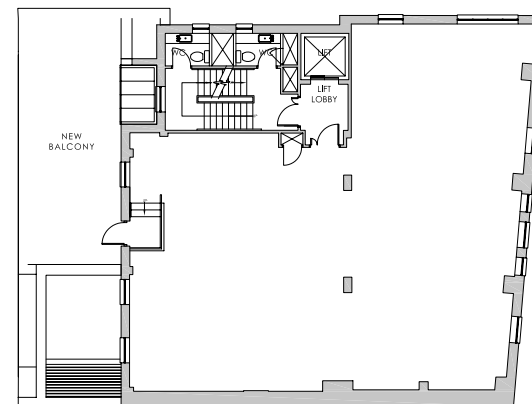


Specification

- Re-modelled and newly clad façade
- New VRF heating and cooling system
- Exposed services
- Solid ceilings with drop down LED lighting
- New raised floors
- Roof terrace 1st floor
- Car parking
- Cycle racks and showers
- EPC 'B'



SECOND FLOOR PLAN



FIRST FLOOR PLAN



Floor Areas*

	sq ft	sq m
Ground floor	LET	
Mezzanine	LET	
First floor	2,132	198.1
Second floor	2,140	198.8
Third floor	LET	
TOTAL	4,272	396



*Approx. floor areas - provided in accordance with IPMS3 - Offices



Amenities

Office

- 1 Close Brothers
- 2 Unibet
- 3 Capsticks LLP
- 4 Coty
- 5 Lidl UK
- 6 Domestic & General
- 7 ODE Group
- 8 Statpro

Leisure

- 9 Centre Court Shopping Centre
- 10 Curzon Wimbledon
- 11 Odeon / IMAX Cinema
- 12 Nuffield Health
- 13 Elys Department Store
- 14 Virgin Active
- 15 Royal Wimbledon Golf Club
- 16 All England Lawn Tennis Club

Restaurant/Cafe

- 17 The Alexandra
- 18 Bills
- 19 Pret A Manger
- 20 Sticks 'n' Sushi
- 21 Wahaca
- 22 Carluccio's
- 23 601 Queen's Rd
- 24 The Ivy Cafe

Location

Central House is located in Wimbledon Town Centre, on Alwyne Road.

Wimbledon is a strategic office location, and offers a wide array of retail, and leisure amenities.



The building is a short walk from Wimbledon station.

The station provides regular train services direct to Waterloo, Guildford, Woking and Surbiton.

The London Underground District line links Wimbledon to Victoria and Paddington, whilst the Tramlink network provides a connection to Croydon and beyond.

By car the A3 provides easy access to the M25, and the M4 is just 9 miles to the north of Wimbledon.

Public Transport

	minutes
Clapham Junction	7
Waterloo	17
Oxford Circus	25
Victoria	25
West Croydon	26
Paddington	28
London Bridge	33
Stratford	49
Heathrow Airport	57

Approx. Journey Times. Sources: TFL and National Rail Enquiries



www.centralhousewimbledon.com



Central House
WIMBLEDON

A Development by:

COLDUNELL
LIMITED

**Michael
Rogers**

020 8332 7788
www.michaelrogers.co.uk

Chris Bulmer

T: 020 8332 4593

E: chris.bulmer@michaelrogers.co.uk

Clare Lane

T: 020 8332 4594

E: clare.lane@michaelrogers.co.uk



Andrew Willcock

T: 020 7409 8866

E: awillcock@savills.com

Olivia Jones

T: 020 7409 8708

E: ojones@savills.com