

58 High Street,  
Wimbledon Village, SW19 5EE

**LEWIS  
&CO**

## REFURBISHED OFFICE TO LET



### DESCRIPTION

The newly refurbished office suite is located on the first floor of the subject property and benefits from excellent natural light. The open plan self-contained suite includes comfort cooling & heating, kitchenette, WCs.

### ACCOMMODATION

First Floor	1,460 sq ft
Total	1,460 sq ft

### LOCATION

The subject property is situated in the heart of Wimbledon Village, on the corner of Lancaster and on the high street. Wimbledon Village benefits from a large range of retailers, restaurants and amenities.

The subject property is situated a short 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.

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#### TERMS

A new lease is available on terms to be agreed.

#### EPC

C70.

#### RENT

£60,000 per annum.

#### VAT

Applicable.

#### RATES

To be assessed.

#### SERVICE CHARGE

TBC.

#### VIEWING

Viewing strictly by prior appointment with the sole agent:

**Lewis & Co**  
**020 3940 5561**

Please contact:  
Alex Lewis  
[alex@lewisco.co.uk](mailto:alex@lewisco.co.uk)  
020 3940 5575  
07815 788 825

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