

**LEWIS
&CO**



COLLINGHAM HOUSE

GLADSTONE ROAD
WIMBLEDON SW19 1QT

OFFICE SUITES - TO LET
189 - 1,237 SQ FT (18 - 114 SQ M)



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DESCRIPTION

Collingham House is an 8,508 sq ft building offering serviced offices located in the heart of Wimbledon. The building includes a reception, 24-hour access and on-site car parking. The suites available vary in size and can be joined to create a large open plan office. The office accommodation includes perimeter trunking, Kitchenette & WC's on each floor.

LOCATION

The property is situated in between both Gladstone Road and Russell Road which is a short distance to both Wimbledon Town centre and Wimbledon mainline station, train time of 17 mins to London Waterloo, underground (District line) and the tram link which provides a dedicated connection to Croydon and Gatwick Airport.

The nearby A3 provides a direct road link to Junction 10 and the M25 and the main motorway networks and both Gatwick and Heathrow Airports.

The building occupies a prominent site at the junction of the main retail thoroughfare, The Broadway. The property is well positioned amongst numerous restaurant operators including Pizza Express, GBK, Chicken Shop, Chimi Changa, Dirty Burger and Five Guys. Other occupiers include Sainsbury's Local, Odeon, Morrisons & Nuffield Health Club.

MISREPRESENTATION ACT- The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled February 2023.

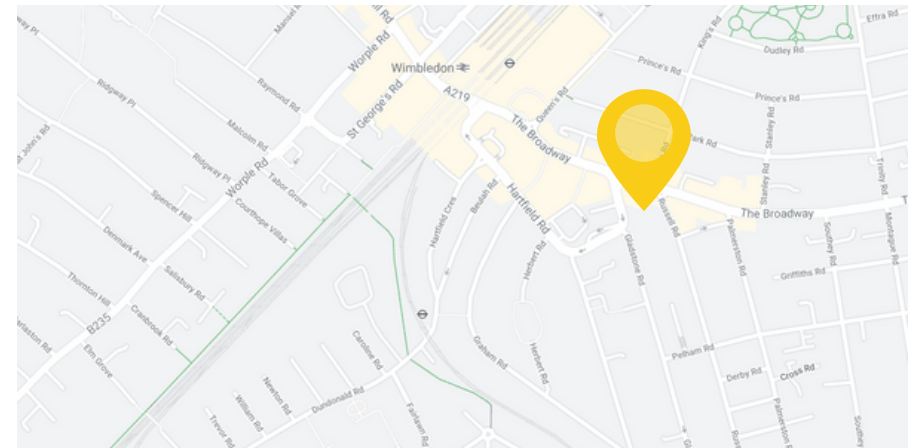


SPECIFICATION

- Open plan offices with 24-hour access
- Car parking on-site
- Situated in the heart of Wimbledon

FLOOR AREAS

Suite	sq ft	sq m
301	329	30.57
304b	238	22.11
305a	236	21.92
306	245	22.76
308	189	17.56
Total	1,237	114.92



TERMS

Flexible terms available on the individual suites.

EPC

Available upon application.

RENT

301 - £19,740 per annum inclusive.
304b - £14,280 per annum inclusive.
305a - £14,160 per annum inclusive.
306 - £14,700 per annum inclusive.
308 - £11,340 per annum inclusive.
VAT

Applicable.

RATES

Inclusive.

SERVICE CHARGE

Inclusive.

VIEWING

Strictly by appointment through the joint sole agents.

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