

**LEWIS  
& CO**



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40 - 44 THE BROADWAY

WIMBLEDON SW19 1RQ

**OFFICE SUITE TO LET  
1,518 SQ FT (141 SQ M)**

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## DESCRIPTION

The property comprises a first floor open plan office accessible directly from The Broadway, Wimbledon. The office contains a private meeting room, separate kitchenette/breakout area and private WCs.



## LOCATION

The property is situated within the heart of Wimbledon Town centre opposite the junction with Gladstone Road. Wimbledon Train Station is reachable on foot within just a couple of minutes providing access to central London.

The area is well catered for with local amenities including retailers, restaurants and Caf  s such as Franca Manca, Morrisons, and TK Maxx.

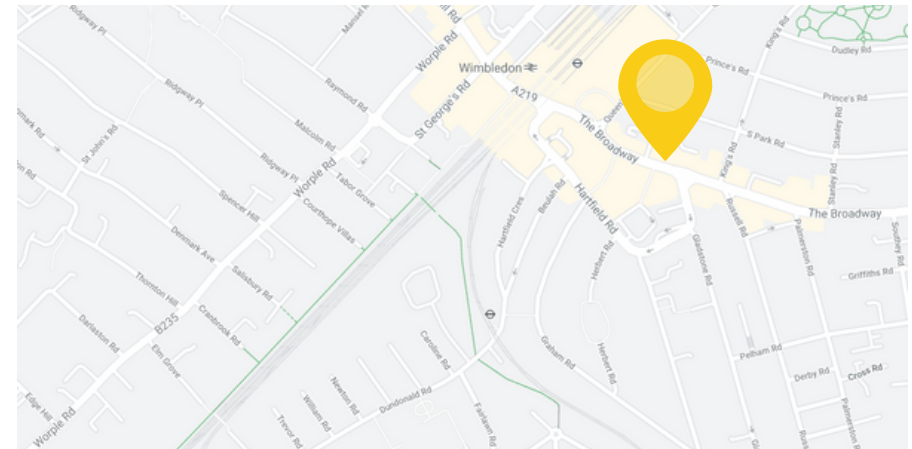
## SPECIFICATION

- Fully carpeted
- Air conditioning
- Kitchenette

## FLOOR AREAS

Floor	sq ft	sq m
First	1,518	141
<b>Total</b>	<b>1,518</b>	<b>141</b>

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



## TERMS

A new lease is available on terms to be agreed.

## EPC

Available upon request.

## RENT

On application.

## VAT

Applicable.

## RATES

Interested parties are advised to make their own enquiries with the local authority.

## VIEWING

Strictly by appointment through the sole agents.

### ALEX LEWIS

alex@lewisco.co.uk  
ddi: 020 3940 5575  
mob: 07815 788 825

### SAM JOHNSON

sam@lewisco.co.uk  
ddi: 020 394 5561  
mob: 07563 393 940

COLLINGHAM HOUSE,  
6-12 GLADSTONE ROAD,  
WIMBLEDON, SW19 1QT

020 3940 5561  
WWW.LEWISCO.CO.UK