



Woodcock House Gibbard Mews, Wimbledon Village, SW19 5BY

MODERN AIR COOLED OFFICE SUITE WITH 2 PARKING SPACES

TO LET

Area: 1,349 FT² (125M²) | Rent: £53,960 PA |

LOCATION:

Woodcock House is situated within Gibbard Mews to the south side of the High Street accessed via a cobbled entrance in the centre of the Village. The surrounding area provides for an abundance of shopping and restaurants along with Wimbledon Common to the south whilst being one of the most sought after office locations in South West London due to its strategic position for access to Central London and the main motorway network via the A3.

Access to the Rail, Underground & Tram terminus is just a short stroll to Wimbledon Town Centre providing access within 20 minutes to Central London.

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DESCRIPTION:

Woodcock House an impressive three storey Georgian style building provides a number of modern offices suites benefitting from a communal hallway, staircase and cloakrooms with on-site car parking to the rear.

This suite is situated on the second floor having 2 car parking spaces.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Second Floor	1,349	125
TOTAL	1,349FT²	125M²

AMENITIES:

- Air conditioning
- Suspended ceilings
- LED lighting
- Male / Female WC's
- 2 car parking spaces
- Good transport links
- Excellent location
- Ready for occupation

TENURE:

The suite is available on the basis of effective full repairing an insuring lease for a term to be agreed to be outside the Landlord & Tenant Act 1954 in terms of renewal and compensation.

RENT PA:	£53,960	VAT:	Applicable.
SERVICE CHARGE:	Upon application.	RATES PAYABLE:	TBA.
EPC:	Available upon request.	LEGAL COSTS:	Each party to be responsible for their own legal costs.

CONTACT:

Nick Coughlan
Houston Lawrence
020 8247 3955
nick.coughlan@houstonlawrence.co.uk