



3 Printers Yard, 90a The Broadway, Wimbledon, SW19 1RD

OFFICE BUILDING WITH POTENTIAL TO CONVERT TO RESIDENTIAL (stp)

FOR SALE

Area: 1,691 FT² (157M²) | Price: £875,000



Location
Town centre



Train
Wimbledon



Tube
District line



Parking
1 space available

LOCATION:

No 3 Printers Yard is situated to the north side of The Broadway accessed by the cobbled Mews at 90 The Broadway. Wimbledon has always benefitted from being a world renowned location not only for 'the tennis' but also providing an unrivalled business location in South West London.

Excellent transport links - just a few minutes walk from the main Wimbledon Terminus which provides Rail, Underground and Tram connections to Waterloo by rail (17 mins), by Underground (District Line) and the Tram to Croydon and beyond.

The arterial road network also services Wimbledon proving connections to the A3 and in turn the M25.

3 Printers Yard, 90a The Broadway, Wimbledon, SW19 1RD

DESCRIPTION:

The ground floor is currently open plan and provides a reception / office area, a glass panelled meeting room and an extensive kitchen. The first floor is open plan benefitting from exceptional natural light from two elevations with a terrace to the rear allowing for much sort after 'outside space'. The second floor provides an ideal open plan working environment once again benefitting from superb natural light.

Gas fired central heating along air cooling system. The floors being wood laminate with walls having a painted finish. There are an abundance of electrical provisions with office lighting being by way of down lighters with cloakroom and shower facilities.

Opportunity for residential conversion to one single dwelling or two apartments (please refer to the adjacent building, No 4 Printers Yard : London Borough of Merton planning application 18/P1966).

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	666	62
First Floor	700	65
Second Floor	325	30
TOTAL	1,691FT²	157M²

AMENITIES:



Office
Self-contained



Kitchen
Fully fitted



Gas
Central heating



Natural Light
Excellent



Views
First floor terrace



Availability
Ready for occupation

TENURE:

Freehold

ASKING PRICE: £875,000

RATES PAYABLE: Estimated at approx £15,800 pa.

SERVICE CHARGE: Upon application

VAT: Applicable.

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