

TOWN CENTRE FITTED OFFICE SUITE WITH COMFORT COOLING

OFFICE SUITE 553 SQ FT (51.5 SQ M) APPROX

TO LET



SUITE 303, 3RD FLOOR, THE COURTYARD, 7 FRANCIS GROVE, WIMBLEDON, SW19 4DW



LOCATION

The Courtyard is located in the centre of Wimbledon and therefore benefits from an excellent range of shopping, banking and restaurant facilities. Wimbledon mainline station is within only 4 minutes walk of the property offering excellent connections to central London via train and tube (District Line) as well as direct link to Croydon via the tram. The property can be found on the junction of Francis Grove with St Georges Road.

COMMUNICATIONS

Approximate distances and journey times:



Central London	14 miles	22 km
A3	2 miles	3 km
M25 (Junction 10)	6 miles	9.5 Km
M3 (Junction 1)	7 miles	11 km



London Waterloo	17 minutes
Guildford	40 minutes



Heathrow Airport	10 miles	16 km
Gatwick Airport	24 miles	38 km



Shared Kitchen facility



Suite 303



Suite 303

DESCRIPTION

This 7 storey office building was constructed in 2006 and has recently undergone a refurbishment programme.

The available self contained suite occupies part of the 3rd Floor and benefits from LED lighting, comfort cooling/heating cassettes, perimeter trunking and triple glazing. The suite is all open plan in an L shaped configuration with good natural light throughout and also has shared use of a fully fitted kitchen facility adjacent.

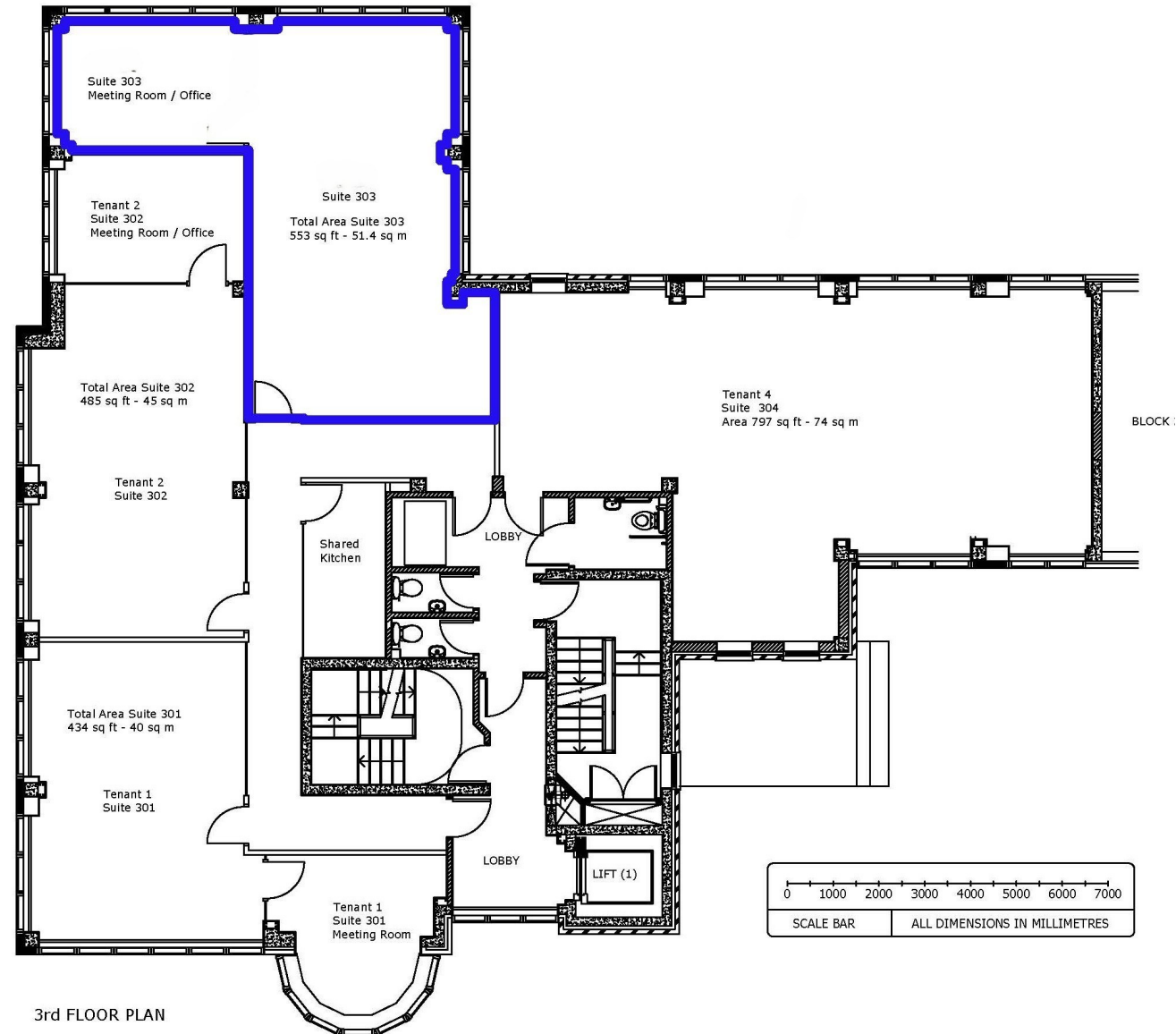
An 8 person passenger lift and two staircases provide access to the floor which is approached via an attractive ground floor reception area.

There are showers in the common areas and cycle racks in the basement below.

AMENITIES

- ◆ Comfort cooling/heating cassettes
- ◆ Shared kitchen facility
- ◆ Triple glazing
- ◆ Perimeter trunking
- ◆ CCTV system
- ◆ 8 person passenger lift
- ◆ Video entry system
- ◆ Male, female and disabled WCs
- ◆ Fully carpeted
- ◆ Shower facilities
- ◆ LED lighting
- ◆ Suspended ceilings
- ◆ EV charging point in car park by arrangement
- ◆ Basement bicycle parking
- ◆ Parking by arrangement

FLOOR PLAN



3rd FLOOR PLAN

ACCOMMODATION

	Sq Ft	Sq M	Business Rates (26/27)
3rd Floor	553	51.5	RV—£22,750 / RP—£9,828
Total	553	51.5	

RENT

Upon application.

TERMS

The suite is available on a new full repairing and insuring lease for flexible terms to be agreed.

CAR PARKING

Car parking is available on site at a ratio of 1 space per 1,000 sq ft occupied. There is an additional charge of £1,650 per space per annum which increases annually in line with PRI.

EPC

B (26)

VAT

The building is elected for VAT.



Strictly by appointment through Landlord's joint agents:

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