



**7 APPROACH ROAD, RAYNES PARK,
LONDON, SW20 8BA**

£25,000 Per Annum Per Annum



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

www.csj.eu.com

info@csj.eu.com



Location

Raynes Park is an affluent and desirable South-West London commuter suburb 1 mile south-west of Wimbledon Town Centre, 5 miles south-east of Richmond, 3 miles east of Kingston Upon Thames and 8 miles from London's West End.

The property is in close proximity to the A3 and A24 providing links to the M25 motorway (Junctions 9 and 10)

Raynes Park Railway station is just 2 minute walk to the west (21 minute direct service to London Waterloo)

Raynes Park is a station on the proposed Crossrail 2 line. 28 trains stop at Raynes Park every hour

Nearby retailers include Waitrose, , Greggs, Starbucks, Boots and a number of independent restaurants and pubs

Description

! UNDER OFFER ! A ground floor commercial unit currently occupied as office space by a firm of solicitors who will be vacating by the 14th September 2022.

Comprises main office area with three smaller offices, Kitchen, two WCs and rear garden

Terms

Available on a new lease with terms to be negotiated.

Guide rent £25,000 per annum.

Viewings

Strictly by appointment only

Contact sole agents, Christopher St James, 020 8296 1273

Rates

Interested parties to make their own enquiries to the relevant billing authority

Christopher St James

61 High Street
Colliers Wood
London
SW19 2JF



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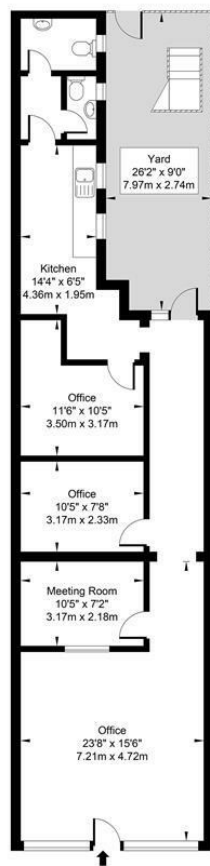
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Approach Road, SW20 8BA
Approx. Gross Internal Area 851.10 Sq Ft - 79.07 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by inter Design Photography
www.interdesignphotography.com
This floor plan should be used as a general outline for guidance only
All Measurements are approximate and for illustration purposes only as defined by the RICS code of Measuring Practice © 2022



THE SMALL PRINT

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