



**BROOK FARM HOUSE, 1 STATION ROAD,
WIMBLEDON, LONDON, SW19 2LP**

£30,000 Per Annum



CHRISTOPHER ST. JAMES
Established 1976

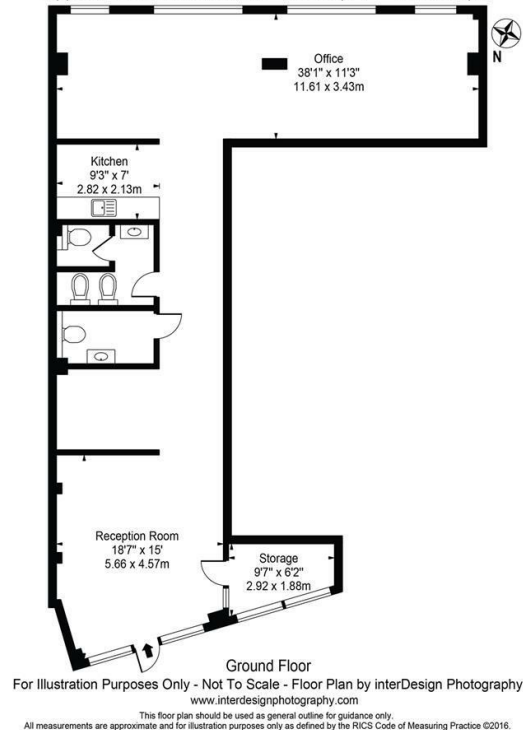
Residential / Commercial / Land & Development

020 8296 1273

www.csj.eu.com

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Brook Farm House,
Station Road, SW19 2LP
Approx. Gross Internal Area 1153 Sq Ft - 107.12 Sq M



Description

E class commercial space currently set up as office with reception / lobby area, kitchen, two separate W/Cs, open plan office space and store room.

The property is situated on the ground floor of this brand new development with 9 apartments above.

All furniture available to incoming tenants, alternatively the landlord will clear

Location

The property is ideally situated with quick access to Northern Line underground stations at South Wimbledon & Colliers Wood

Additional tube and overground rail services available nearby in Central Wimbledon

Rates & Charges

Business Rates & Service Charges TBC

Terms

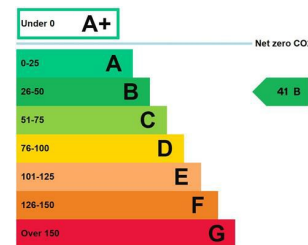
Long & short term lease options will be considered

Rent £30,000 pa

Viewing

Contact sole agents

Christopher St James



THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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SW19 2JF



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