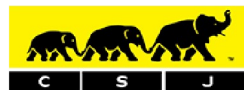




**BROOK FARM HOUSE, 1 STATION ROAD,  
WIMBLEDON, LONDON, SW19 2LP**

***£30,000 Per Annum***



**CHRISTOPHER ST. JAMES**  
Established 1976

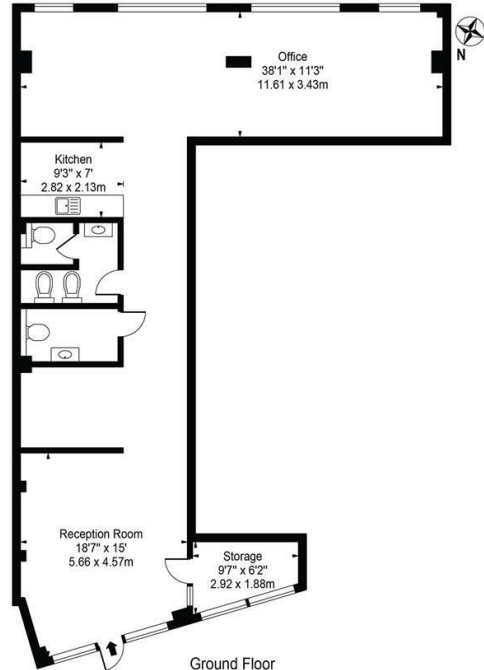
Residential / Commercial / Land & Development

**020 8296 1273**

**[www.csj.eu.com](http://www.csj.eu.com)**

**[info@csj.eu.com](mailto:info@csj.eu.com)**

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



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com  
This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## 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

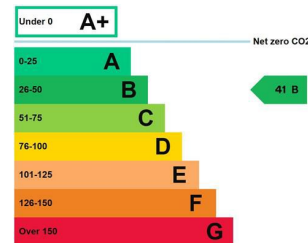
## Terms

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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Colliers Wood  
London  
SW19 2JF



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