



171 - 173 GLADSTONE ROAD, WIMBLEDON,
LONDON, SW19 1QS

£30,000 Per Annum



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

www.csj.eu.com

info@csj.eu.com



Description

Available to let and suitable for a variety of uses

This ground floor office was previously occupied by a building firm using the office space and yard storage for operations

1,100 sq ft of flexible space with a rear yard / garden / parking area, WC and kitchen

Location

Situated on Gladstone Road in Wimbledon, the property occupies a well-connected commercial location close to Wimbledon town centre and its extensive range of retail, leisure and business amenities. Wimbledon Station is within easy reach, providing National Rail services to central London, District Line Underground connections and Tramlink services across south London and Surrey; South Wimbledon Underground station also provides Northern Line services.

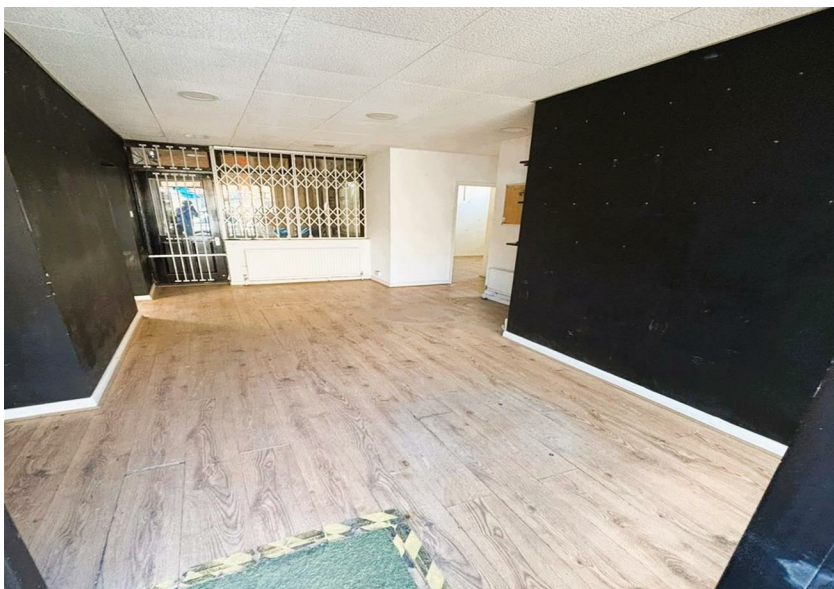
The property benefits from convenient road access to the A3, offering direct links towards central London, the M25 and the wider south-west London and Surrey road network. Local bus services and the nearby town-centre facilities further support accessibility for staff, customers and deliveries.

Terms

Guide Rent £30,000 pa

Viewings

Contact Christopher St James 020 8296 1273



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.