

22 WORPLE ROAD, LONDON
SW19 4DD



High Quality Town Centre Office Space

Final remaining suite of 4,294 sq. ft. available



For further information please contact:

James Shillabeer

T: 0207 629 5456 M: 07824 663 594
E: jameshillabeer@brayfoxsmith.com

Clare Lane

T: 0207 629 5456 M: 07866 622 013
E: clarelane@brayfoxsmith.com

Ed Smith

T: 020 73185136 M: 07836 656 538
E: edward.smith@realestate.bnpparibas

Freddie Bird

T: 020 7338 4198 M: 07909 860 965
E: freddie.bird@realestate.bnpparibas



2nd Floor, Prince Frederick House
35/39 Maddox Street, London W1S 2PP
T: 020 7629 5456

brayfoxsmith.com

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LOCATION

22 Worple Road is located at the heart of Wimbledon Town Centre, known to be the main transport hub for South West London. Wimbledon station is a 3-minute walk from the building and provides express rail services to London Waterloo, with a journey time in as little as 17 minutes. The district line also runs from Wimbledon via Putney, Fulham and Earls Court which delivers access to Central London and Heathrow. The Croydon Tram link also provides a crucial east-west connection to Wimbledon, which boosts accessibility for a South London staff pool.

In addition, road transport allows ample access from various local bus routes and the nearby A3 provides an easy route to the M25, junction 9.

Wimbledon has welcomed the arrival of dynamic businesses, various high street occupiers and buzzing venues, creating a place where the balance between work and leisure can easily be obtained in a thriving town centre

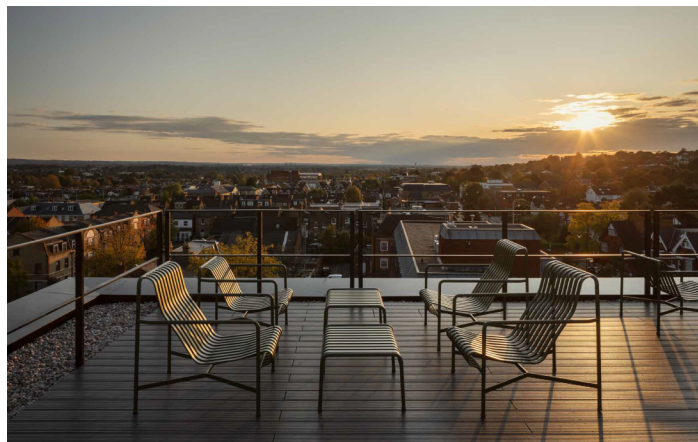


Floor	sq ft	sq m
Second	4,294	389.9
Total	4,294	389.9



DESCRIPTION

22 Worple Road has been designed to create a cutting-edge working environment for leading office occupiers. 22 Worple Road provides a wealth of specifications including, a roof terrace, BREEAM 'very good' rating, alongside 13 car parking spaces and ample shower facilities and secure cycle storage.



SPECIFICATION

- Newly designed entrance landscaping
- Roof terrace with decking and planters
- 4 x showers and 36 x lockers
- 34 x cycle space and 3 x cycle stands
- 2 x 11 person lifts serving ground to 4th floors, with one lift serving the basement.
- Separate male and female washroom areas on each floor
- 13 x car parking spaces (2 of which have electrical car charging points)
- Second floor: 2.95m ceiling height
- 150mm FSL-FFL raised floor
- exposed ceilings
- suspended LED light fittings
- comfort heating and cooling system

TERMS / RENT

Upon Application

BUSINESS RATES

Upon Application

SERVICE CHARGE

Upon Application

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