

New lease available - Class E use - 989 sq ft

44 Wimbledon Hill Road, London, SW19 7PA



- LOCATION:** Wimbledon is an affluent suburb of southwest London, just 7 miles from central London. The subject property is located on the southern side of Wimbledon Hill Road, opposite its junction with Compton Road, and just two minutes walk from Wimbledon Train Station .
- The unit is adjacent to **Wagamama**, with other nearby occupiers including **KFH Estate Agents, Nationwide Building Society, Elys Department Store** and **Waitrose**.
- TERMS:** New lease direct with the landlord for a term to be agreed.
- RENT:** Rent on application.
- ACCOMMODATION:** The unit is arranged over ground floor only and comprises the following approximate net internal floor areas:
- | | | |
|----------------------|-----------|--------------|
| Ground Floor: | 989 sq ft | (91.88 sq m) |
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- MEDIA:** [Click here](#) for virtual inspection.
- USE:** The property benefits Class E use.
- LEGAL COSTS:** Each party is to be responsible for their own legal costs.
- EPC:** Available on request.
- RATES:** Rateable Value: £57,500 Rates Payable: £31,943

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IMPORTANT NOTICE: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

