

**LEWIS  
&CO**



**UNIT 4 WOODMAN WORKS**  
**WIMBLEDON PARK, SW19 8DR**

**GROUND FLOOR UNIT TO LET (DUE TO BE REFURBISHED)**  
**2,553 SQ FT**

# UNIT 4 WOODMAN WORKS

WIMBLEDON PARK SW19 8DR

# LEWIS &CO

## DESCRIPTION

Unit 4 is a self contained ground floor unit which provides the occupier with a large open plan space. The unit is due to be refurbished in Q1-25.

## LOCATION

The building is situated on Durnsford Road, in the Woodman Works Industrial Estate. The property is well served by public transport, Wimbledon Park Underground station (District Line) is within 5 minutes' walk of the property, providing direct services to Paddington (26 minutes) and London Victoria (27 minutes). Earlsfield station is approximately 1.4 km (0.9 miles) to the north east of the site and provides direct services to London Waterloo (13 minutes) via Clapham Junction and Vauxhall.

A range of local amenities can be found along Arthur Road and Leopold Road in Wimbledon Park including a number of independent cafes, restaurants and shops.

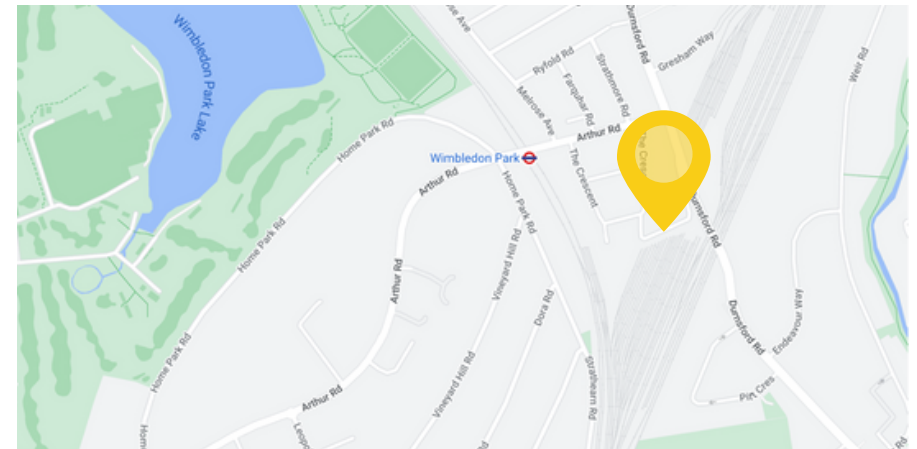


## SPECIFICATION

- Open plan space
- WC facilities
- Onsite parking spaces
- Excellent transport links
- Kitchenette

## FLOOR AREAS

| Floor        | sq ft        | sq m       |
|--------------|--------------|------------|
| Unit 4       | 2,553        | 237        |
| <b>Total</b> | <b>2,553</b> | <b>237</b> |



## TERMS

A new lease is available with terms to be agreed.

## EPC

Available upon request.

## RENT

£47,230 per annum.

## VAT

Applicable.

## RATES

Interested parties are advised to make their own enquiries with the local authority.

## SERVICE CHARGE

On Application.

## VIEWING

Strictly by appointment through the joint sole agents.

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