

**LEWIS
& CO**



SUITE A & SUITE 3 BARRY HOUSE

20-22 WORPLE ROAD, WIMBLEDON, SW19 4DH

COMMERCIAL UNITS TO LET

515-1,210 SQ FT



BARRY HOUSE

20-22 WORPLE ROAD
WIMBLEDON, SW19 4DH

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DESCRIPTION

The available self-contained office suites are located on the first and second floors and benefits from a open floor plan, air conditioning, WC and a small kitchenette area.

LOCATION

The property is located on the south-east side of Worple Road between its junction with Wimbledon Hill Road and Francis Grove. Barry House is in the heart of Wimbledon town centre.

It is just a short walk away from Wimbledon Station which provides a rail service to London Waterloo. The station also provides London underground district line service connecting with Central London.



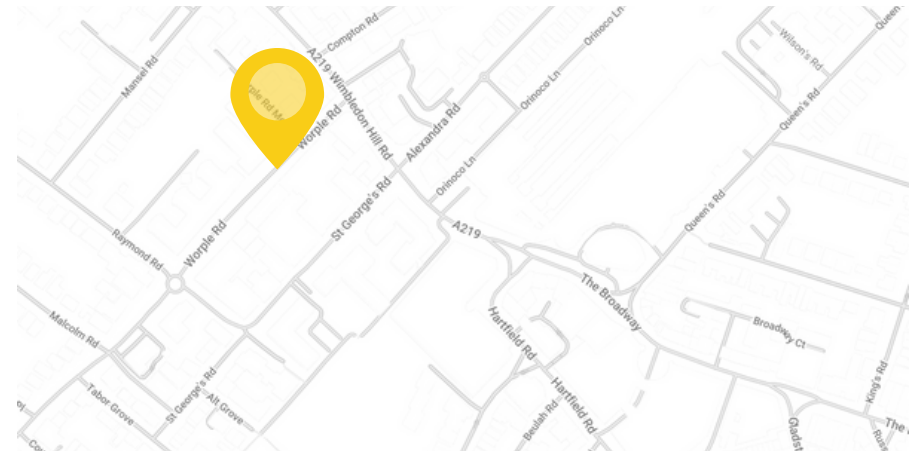
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SPECIFICATION

- Open plan office space
- Small kitchenette area
- Heart of Wimbledon town centre
- Air conditioned

FLOOR AREAS

Floor	sq ft	sq m
First	695	64.56
Second	515	47.81
Total	1,210	112.37



TERMS

A new lease is available on terms to be agreed.

EPC

C (67).

RENT

First Floor: £22,600 per annum.
Second Floor: £16,750 per annum.

VAT

The property is not elected for VAT.

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.

ALEX LEWIS

alex@lewisco.co.uk
mob: 07815 788 825

SAM JOHNSON

sam@lewisco.co.uk
mob: 07563 393 940

020 3940 5561
WWW.LEWISCO.CO.UK

STEWART ROLFE

srolfe@as-r.co.uk
tel: 020 8971 4994

020 8971 4999
WWW.AS-R.CO.UK