

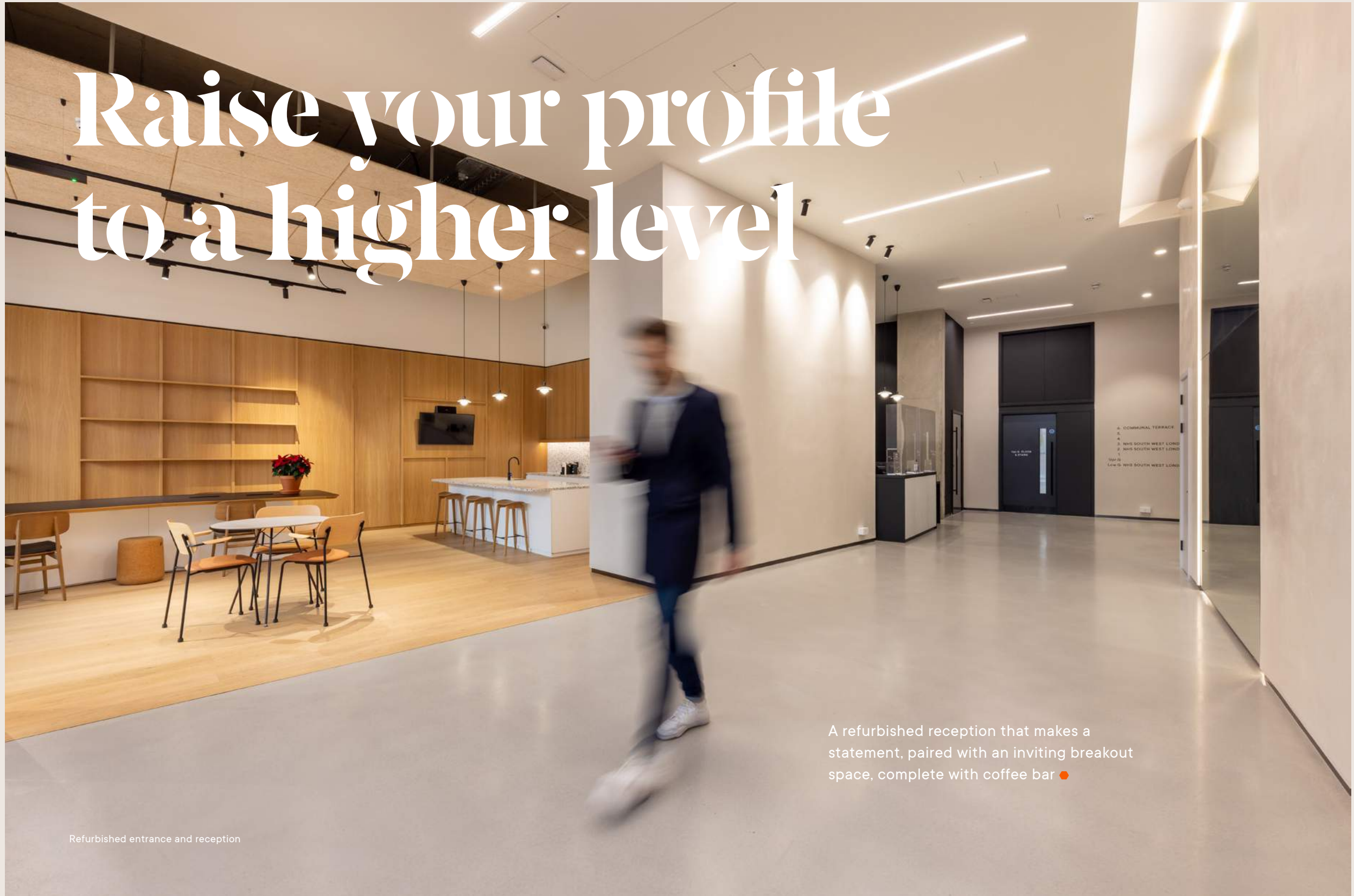


Fresh air is just
a breath away

WWW.120THEBROADWAY.COM



Raise your profile to a higher level



A refurbished reception that makes a statement, paired with an inviting breakout space, complete with coffee bar ●

Refurbished entrance and reception

Spaces to think, focus and unwind



Ground floor breakout space

Light-filled contemporary work spaces

Expansive floor plates coupled with private terraces, offering unrivalled panoramic views across the London cityscape

Typical office space



LOCATION



A balance without compromise



Great for business, life and so much more, Wimbledon is an evolving location which provides a growing and diverse range of amenities. Everything you need is on your doorstep; from scratching the morning workout itch, to satisfying those post-work cravings. Wimbledon has it all ●



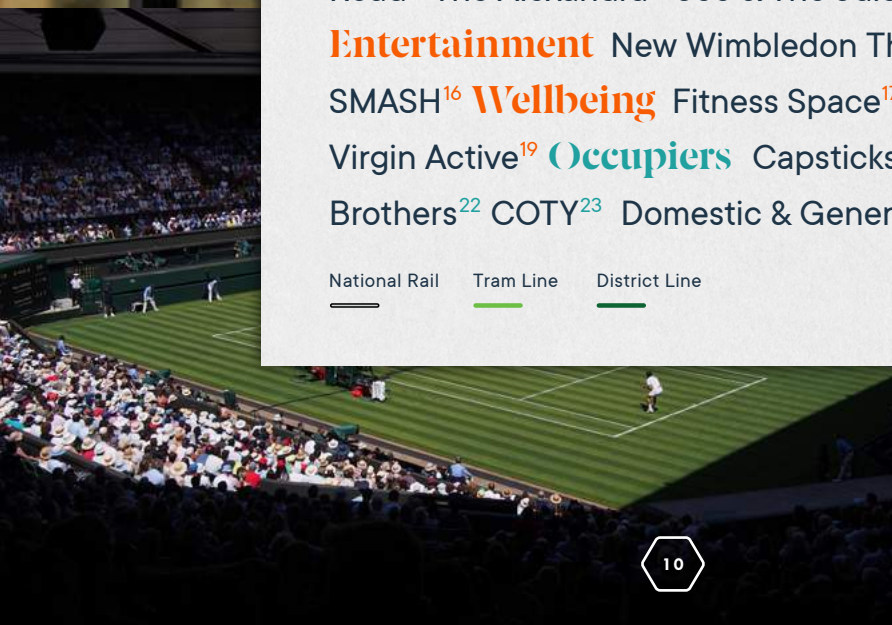


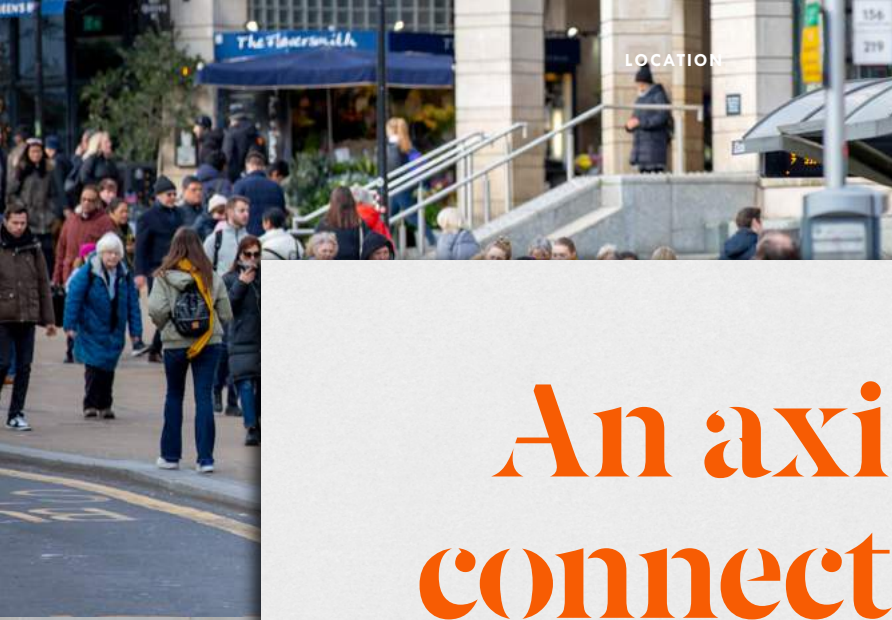
Amenities



- Dining** Franco Manca¹ Kababji² Leon³ Nandos⁴
 Roxie Steakhouse⁵ San Lorenzo⁶ Sticks'n'Sushi⁷ The Old Frizzle⁸ Wahaca⁹ Wagamama¹⁰ **Socialise** 601 Queen's Road¹¹ The Alexandra¹² Joe & The Juice¹³
- Entertainment** New Wimbledon Theatre¹⁴ Odeon¹⁵
 SMASH¹⁶ **Wellbeing** Fitness Space¹⁷ Nuffield Health¹⁸
 Virgin Active¹⁹ **Occupiers** Capsticks LLP²⁰ CIPD²¹ Close Brothers²² COTY²³ Domestic & General²⁴ Kindred²⁵ Lidl²⁶

National Rail Tram Line District Line





LOCATION



An axis of connectivity



Earl's Court

17 MINS VIA
THE DISTRICT LINE



Waterloo

17 MINS VIA
NATIONAL RAIL



Richmond

30 MINS VIA
THE DISTRICT LINE



Croydon

35 MINS VIA
THE TRAM LINK

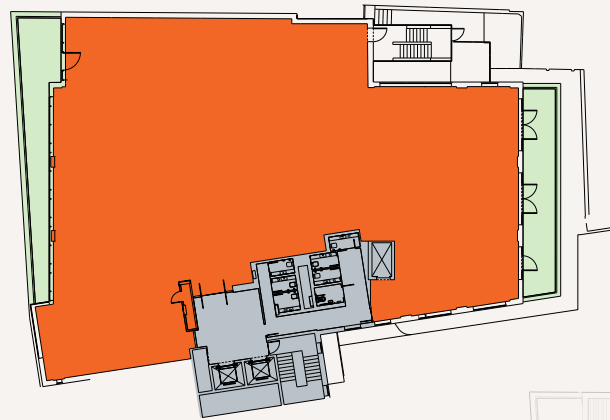
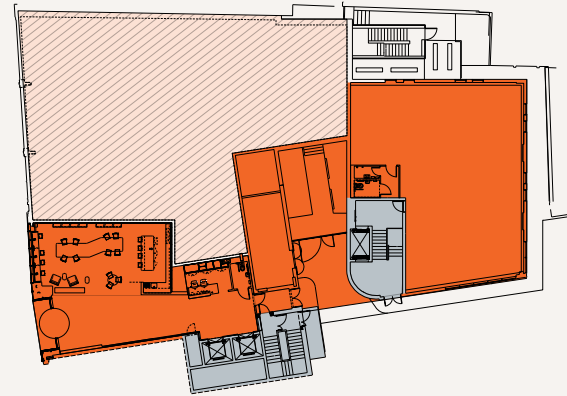




*NOT TO SCALE. INDICATIVE ONLY

Ground

2,454 SQ FT / 228 SQ M



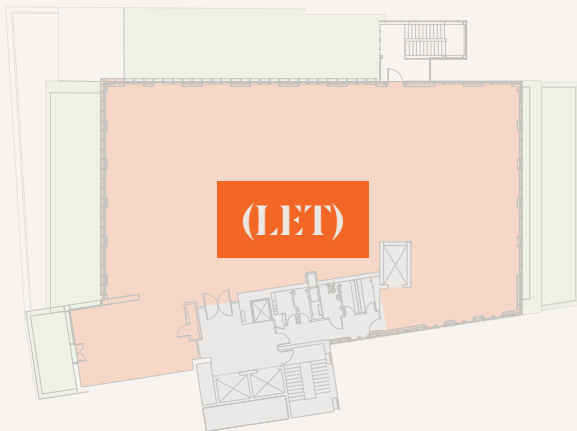
First

8,692 SQ FT / 808 SQ M



Fourth

6,249 SQ FT / 581 SQ M



Fifth

6,189 SQ FT / 575 SQ M

● OFFICE ● CORE ● TERRACE ● EXISTING RETAIL UNIT



REMODELLED RECEPTION AND BREAK OUT SPACE



PRIVATE TERRACE ON EVERY FLOOR

BREEAM[®]
VERY GOOD



42 BIKE PARKING SPACES



CHANGING ROOM COMPLETE WITH SHOWERS AND TOWEL SERVICE

Schedule of Areas

Floor	NIA SQ FT	NIA SQ M
Ground	2,454	228
First	8,692	808
Fourth	(LET) 6,249	581
Fifth	(LET) 6,189	575
Total	11,146	1,036

Full Specification

Floors	1:8 sq m
WCs	1:10 sq m
Aircon	New VRF
Ceiling Description	New ceilings throughout
Lighting	LED
Showers	7
Bike parking	42 cycle spaces
Lockers	42
Parking	3 car spaces
Terraces	Private terrace on every floor
BREEAM	Very Good
EPC	B
Changing room	Hair dryers Towel Service
Remodelled reception	Break-out space Coffee bar



Frontage view looking east along Broadway

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A development by:



Development Managers:



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Ready to
welcome you

