Houston Lawrence

WANDSWORTH 10 Enterprise Way Wandsworth, SW18 1FZ VIMBLEDON

11 Alexandra Road Wimbledon, SW19 7JZ



Morie Studios, Wandsworth, SW18 1SL GF OFFICE - LOCATED CLOSE TO THE POPULAR OLD YORK ROAD

TO LET

Area: 1,345 FT² (125M²) | Initial Rent: £49,680 PA |

LOCATION:

This popular development is situated on the west side of Morie Street at the junction with Ferrier Street, backing onto Swandon Way, close to the shops, bars and restaurants on Old York Road, in the heart of Wandsworth Town.

Morie Street Business Centre is a purpose-built business space ideally suited to ambitious, growing SMEs seeking a bigger, better way of working south of the Thames with excellent transport links.

Wandsworth Town (mainline BR) station is a few minutes from the property and there are numerous Bus routes servicing Old York Road.

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DESCRIPTION:

The available ground floor office extends to a total area of approximately and benefits from a number of amenities within the development adjacent to Wandsworth Bridge. The open-plan studios offer ample levels of natural daylight, resulting in a great space for customers that can be easily adapted to comfortably accommodate all types of businesses.

Ready for occupation.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	1,345	125
TOTAL	1,345FT ²	125M ²

AMENITIES:

- Site manager
- 24 Hour Access
- W.Cs (Ladies and gents)
- Within walking distance from Wandsworth

TENURE:

Terms to be agreed.

INITIAL RENT PA:	£49,680	VAT:	Applicable.
SERVICE CHARGE:	Inclusive	RATES PAYABLE:	Upon application
EPC:	Available upon request.	LEGAL COSTS:	Each party to be responsible for their own legal costs.

CONTACT:

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· Restaurants all within a short walk

Ready for occupation

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