

**LEWIS
&CO**



STERLING HOUSE

6-10 ST. GEORGES ROAD, WIMBLEDON, SW19 4DP

OFFICE SPACE TO LET

3,256 - 10,133 SQ FT



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DESCRIPTION

Sterling House provides high quality office space in the heart of Wimbledon town centre.

The third, fourth and fifth floors are available to let and provide open plan office space, which benefits from AC, raised floors, WC's and lift access throughout.

Virtual Tour:

<https://my.matterport.com/show/?m=L28vnfFqN8f>

LOCATION

The subject property is located in Wimbledon, approximately 6 miles from central London and is extremely well served by road, rail and bus links. The main road artery is the A219, which runs off the A3. The A3 connects central London with junction 10 of the M25 motorway.

The property is located diagonally opposite Wimbledon's mainline rail, tube and tram station.



MISREPRESENTATION ACT- The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled January 2024.

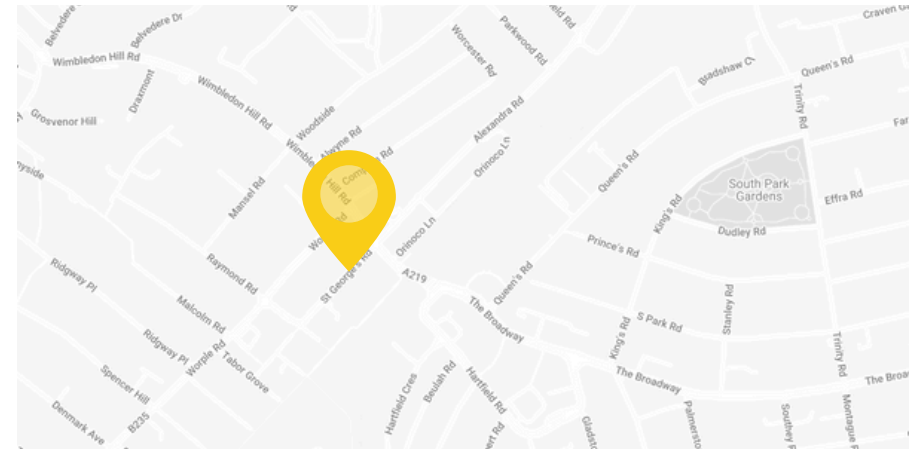


SPECIFICATION

- Town centre location
- Air conditioning
- Fully accessible raised floors
- Suspended ceilings
- Male, female and disabled WCs
- 5th floor roof terrace

FLOOR AREAS

Floor	sq ft	sq m
Fifth	3,016	280
Fourth	3,496	324
Third	3,621	337
Total	10,133	943



TERMS

A new lease is available on terms to be agreed.

EPC

Available on application.

RENT

On application.

RATES

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

SERVICE CHARGE

Available upon request.

VIEWING

Strictly by appointment
through the sole agents.

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