

**MAKING
PROPERTY
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SHW

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TO LET

CLASS E UNIT – 3,035 SQ FT (282 SQ M)

SIGNAL HOUSE, 144 KINGSTON ROAD, WIMBLEDON SW19 1LY

DESCRIPTION

The property comprises a newly constructed, shell and core, ground floor Class E unit, extending to approximately 3,035 sq ft. The unit benefits from its own three phase power supply.

The unit forms part of a 278-bed student accommodation development.

LOCATION

The property fronts Kingston Road which is a busy thoroughfare between South Wimbledon and Raynes Park.

Merton Park Tram Stop is located just 60 metres from the property, providing links to Wimbledon, East Croydon and Beckenham. Wimbledon Chase Train Station is located 0.6 miles from the property, providing Thameslink services to Sutton, London Blackfriars, London St Pancras and St Albans. South Wimbledon Underground Station is located 0.4 miles and provides Northern Line services to Waterloo, Charing Cross and London Bridge.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
GROUND	3,035	282

AMENITIES / OPPORTUNITY

- Ground floor Class E unit extending to 3,035 sq ft
- Part of 278-bed student accommodation development
- Just 60 metres from Merton Park Tram Stop
- Offered as shell and core
- The property will be ready for occupation in September 2026

RENT

On Application.

RATES

We advise parties to undertake their own enquiries with VOA.

VAT

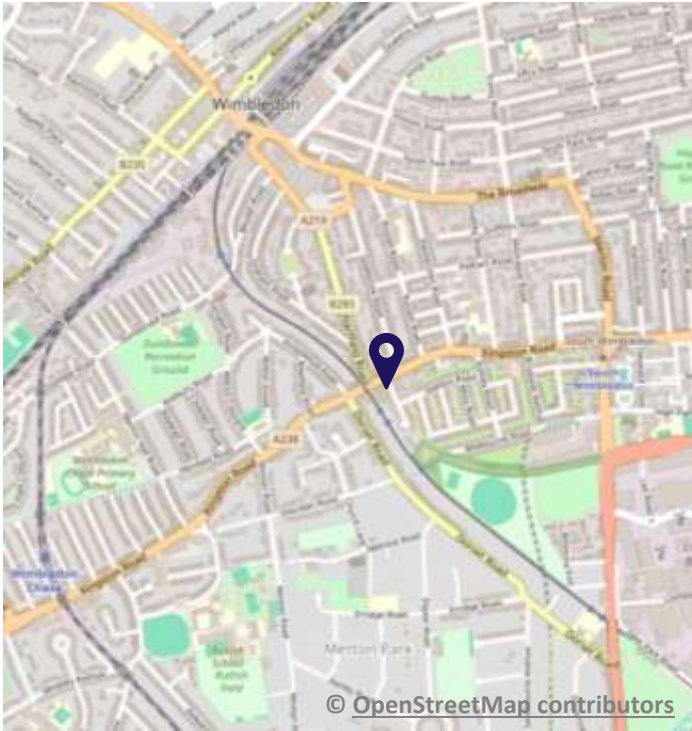
VAT is charged on the property.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property is to be assessed once completed.



VIEWINGS – 020 8662 2700

Matt Morris

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Richard Pyne

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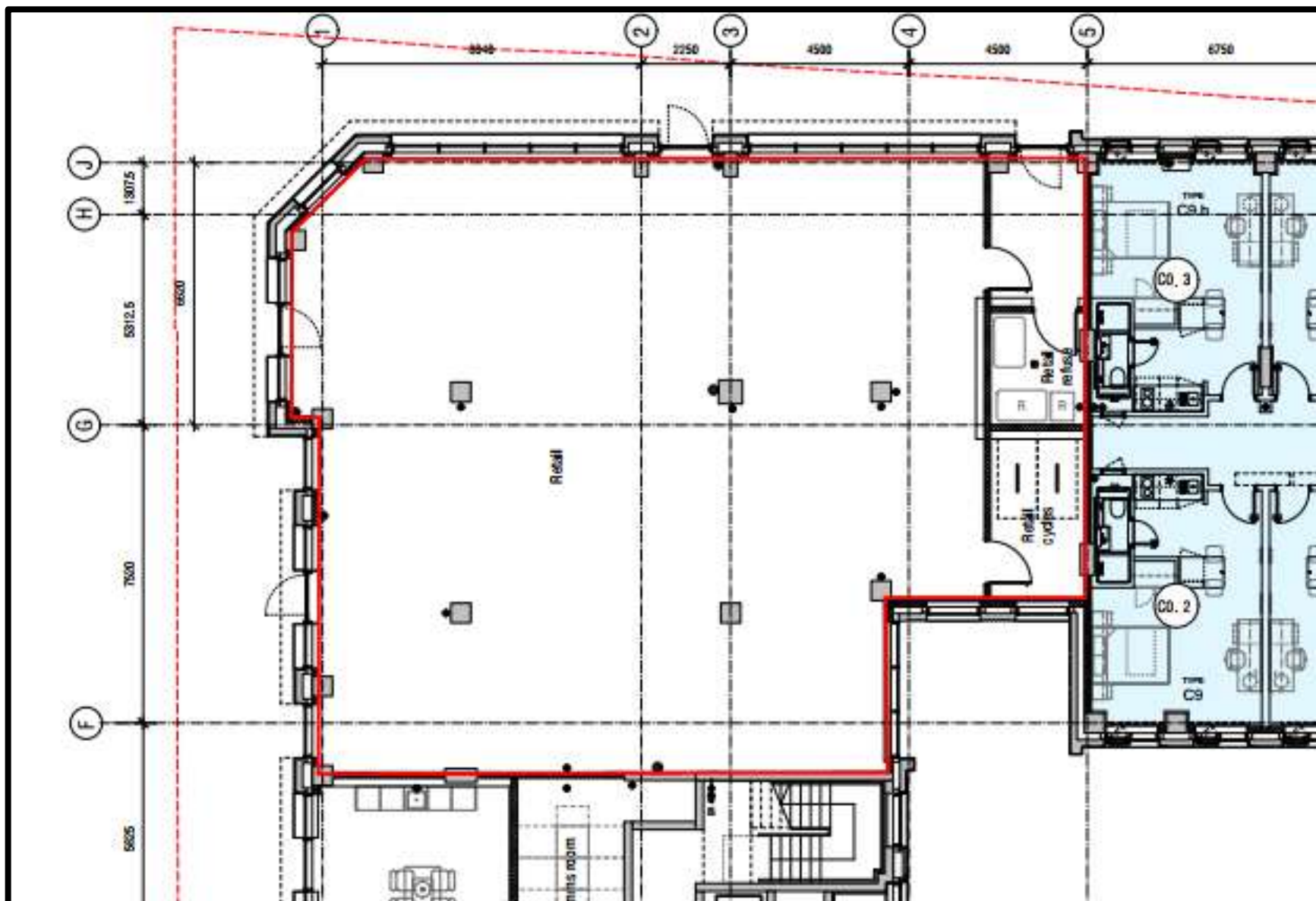


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