

**CROWNALL WORKS
ELM GROVE
WIMBLEDON SW19 4HE**

NEW CONTEMPORARY OFFICE BUILDING

FROM 2,820 SQ FT (262 SQ M) – TO 11,800 SQ FT (1,096 SQ M)



CGI OF APPROACH FROM ELM GROVE



**CONSTRUCTION WELL UNDERWAY WITH COMPLETION SCHEDULED FOR
SEPTEMBER 2020**

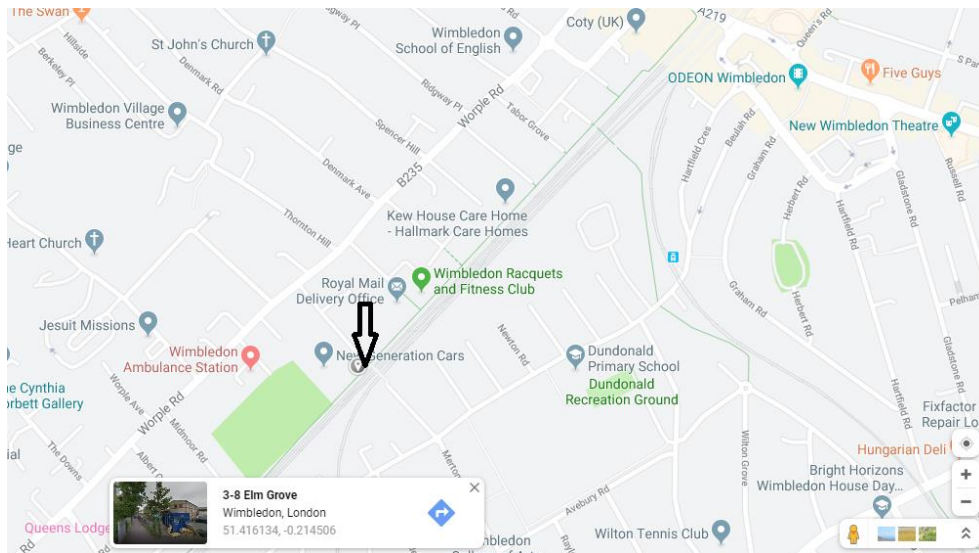
Subject to contract and exclusive of VAT if applicable

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LOCATION

Crownall Works forms part of a new mixed use scheme at the end of Elm Grove which runs south off Worple Road within a short walk of Wimbledon Broadway. The scheme is within easy reach of the wide variety of retail, restaurant and department stores available there and Wimbledon Broadway Mainline, Underground and Tram station is 5 – 10 minutes' walk (walkit.com) away, either along Warple Road or the pedestrian route by the railway directly to the Broadway.



DESCRIPTION

Crownall Works comprises a new self-contained office property on ground to third floors which forms part of a mixed-use scheme which also includes six new three bedroom houses.

The development will provide a distinctive new office building with rectangular floor plates, lift access and on site cycle parking. The floors benefit from a high number of windows, providing excellent natural light throughout and will be finished to a part shell finish to enable occupiers to finalise their fit out to their own style and specification.

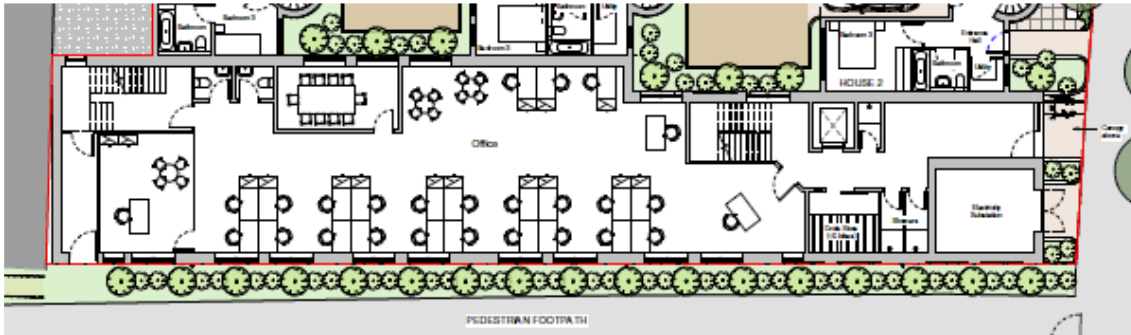
The common areas will be completed with the floors having full access raised floor and exposed concrete ceilings and walls, air-conditioning and capped off services.

We understand the following floor areas apply subject to the premises being measured on completion.

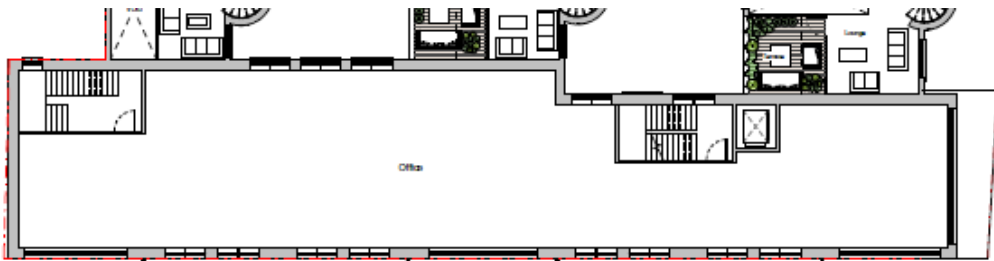
Floor	Gross	Net	Availability
3 rd Floor	3,283 sq ft	2,993 sq ft	Sept
2 nd Floor	3,283 sq ft	2,993 sq ft	Sept
1 st Floor	3,283 sq ft	2,993 sq ft	Under offer
Ground Floor	3,087 sq ft	2,820 sq ft	Under offer
Total	12,936 sq ft	11,799 sq ft	

Potential layouts, indicative only.

Ground



Typical upper floor



Top floor

South Elevation cgi



CGI of scheme final finishes may differ from those shown

TERMS

New lease(s) of floors for a period by arrangement.
Terms on application

BUSINESS RATES

Located in LB Merton. A new assessment will be required on completion.

EPC

In production.

COMPLETION

Q4 2020

FURTHER INFORMATION AND INSPECTIONS

For more information or appointments to inspect the site, please contact either the joint sole agents.

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