

# Take Advantage

**Vantage House  
1 Weir Road  
Wimbledon Park  
London SW19**

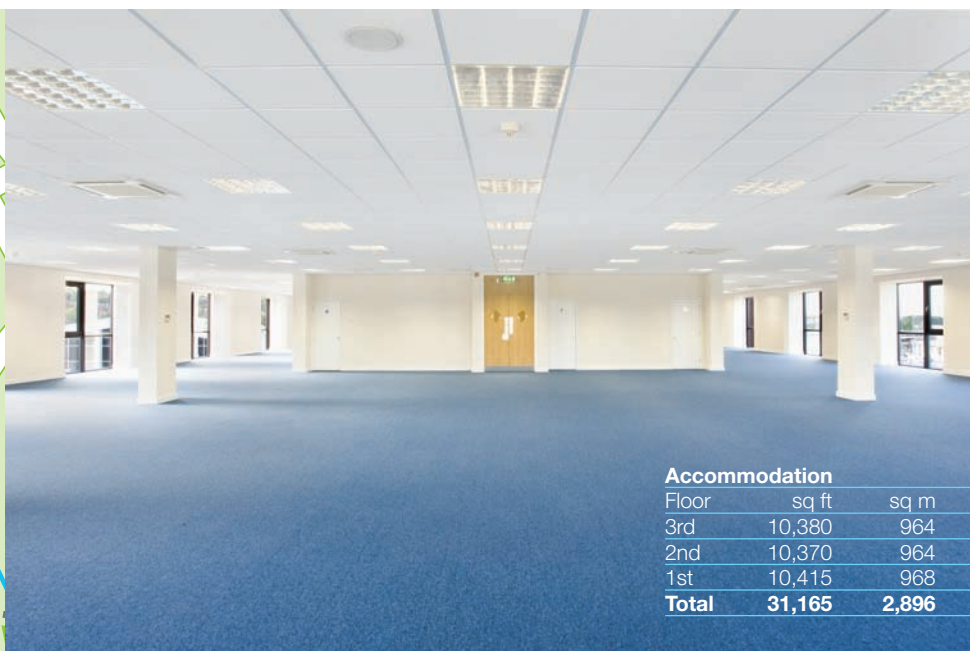
*Air Conditioned Offices To Let  
2,400 to 31,165 sq ft with additional  
74 On site car parking spaces*



# Vantage House 1 Weir Road Wimbledon Park London SW19

## Description

Vantage House provides a purpose built office complex extensively refurbished to provide good quality air conditioned accommodation with access via a spacious, impressive and modern reception area. The floors are available in open plan or can be divided to provide various suites from 2,400 sq ft.



## Accommodation

Floor	sq ft	sq m
3rd	10,380	964
2nd	10,370	964
1st	10,415	968
<b>Total</b>	<b>31,165</b>	<b>2,896</b>

## Location

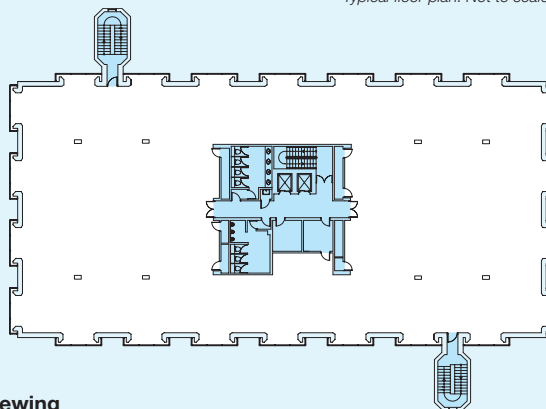
Vantage House occupies a prominent position at the junction of Durnsford Road and Weir Road just to the south of Wimbledon Park.

## Communication

Wimbledon Park (District Line) is the closest underground station to the premises providing good access into Central London via Earls Court. Haydens Road (mainline station) is also close by providing services into Wimbledon and London Bridge and out to the national rail network.

A number of bus routes service the area including the 156 which links central Wimbledon with Vauxhall via Clapham Junction.

Typical floor plan. Not to scale.



## Amenities

- Air conditioning
- Full access raised floors
- 2 X 7 person passenger lifts
- Suspended ceilings with recessed lighting
- Modern reception area
- Excellent natural light
- Carpeting
- Male/female cloakrooms
- Kitchen & Shower facility

## Terms

The premises are available to let on a new lease for a period by arrangement. Rent rates and service charge upon application.

## Viewing

Inspections can be arranged via joint agents:



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**Tim Wilkinson**  
tim.wilkinson@hng.co.uk  
020 7486 3700



**Stuart Austin**  
stuart.austin@eu.jll.com  
020 3147 1112



**Nick Coughlan**  
nickcoughlan@coughlanevans.co.uk  
020 8947 5050



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Citywise | 020 7383 4000  
www.citywise.co.uk