



3 Broadway Court, The Broadway, London, SW19 1RG

Self-contained 460 sq ft Class E commercial unit in central Wimbledon, suitable for a range of uses in class E, available on a new lease!

Key Points

- Approximately 460 sq ft (42.7 sq m) of commercial accommodation
- Suitable for a variety of uses, including office, warehouse and retail accommodation
- Wimbledon Station within a short walking distance
- Potential eligibility for Small Business Rates Relief
- Self-contained unit with no service charge payable
- Located in the heart of Wimbledon town centre, set back from the main road
- Available on a new lease at only £18,000 pa

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Summary

Available Size	460 sq ft
Rent	£18,000 per annum
Rates Payable	£13.29 per sq ft Potential to benefit from SBRR
Service Charge	N/A
Estate Charge	N/A
Total	£13.29 per sq ft
Rateable Value	£12,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Not applicable

Description

The premises currently comprise approximately 460 sq ft (42.7 sq m) of commercial accommodation. The space is well configured and suitable for a variety of uses, including office or warehouse accommodation, offering flexibility for a range of occupiers. The unit provides a practical layout with good usability, making it ideal for small businesses seeking efficient and adaptable commercial space. The space benefits from a bathroom and a kitchenette.

The property benefits from class E use and can be used for a variety of uses including office, warehouse, workshop, retail etc.

Location

3 Broadway Court is centrally located in the heart of Wimbledon, just off The Broadway, benefiting from immediate access to a wide range of shops, cafés and amenities. Wimbledon Station is a short walk away, providing excellent transport links via mainline rail, the District Line and Tramlink, offering fast connections to Central London and the wider South West. The area’s strong commercial profile and affluent catchment make this a highly desirable business location.

Accommodation

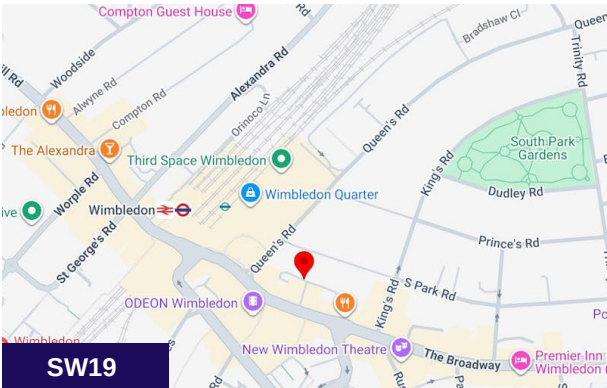
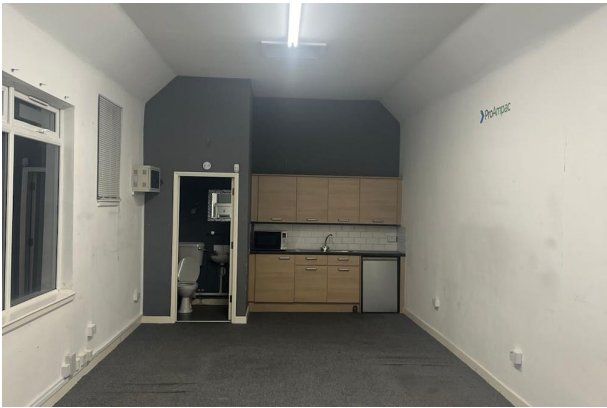
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	460	42.74	Available
Total	460	42.74	

Terms

The property is available by way of a new lease, with an asking rent of £18,000 pa.

The property is self contained and subsequently there is no service charge payable. There is a nominal contribution to insurance.



Get in touch



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