

WIMBLEDON GROUNDS

RETAIL SPACE TO LET WITH POTENTIAL FOR SUB-DIVISIBLE COMMERCIAL USES (STP)

FROM 278 SQ.M. TO 1020 SQ.M. (3,000 SQ.FT. TO 11,000 SQ.FT. APPROX)

LEISURE

1,574 SQ.M. (16,939 SQ.FT. GIA)

NOW FULLY LET TO

 **HYBRIDFITNESS**

RETAIL

1,018 SQ.M. (10,953 SQ.FT. GIA)

WITH POTENTIAL FOR OTHER

COMMERCIAL USES
(STP)



WIMBLEDON GROUNDS, PLOUGH LANE, WIMBLEDON, LONDON SW17 0BL





STADIA
THREE

WIMBLEDON GROUNDS

STADIA
ONE

WIMBLEDON GROUNDS

DEVELOPMENT OVERVIEW

A major new landmark for South West London

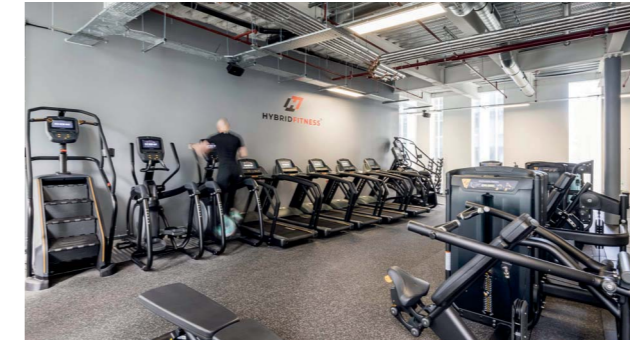
Wimbledon Grounds is a regeneration showcase providing a new stadium for AFC Wimbledon together with extensive residential, retail, recreational and cultural facilities. The development will also accommodate Hybrid Fitness at ground and mezzanine level.

- Over 600 apartments above and immediately adjacent prime retail space.
- New football stadium with an extensive hospitality suite.
- New public realm, landscaped courtyards and street frontages.
- New dedicated cycle route.

Retail and split level leisure space

The entire ground level of Stadia Three is to be occupied by retail and Hybrid Fitness, both with independent entrances, service areas and facilities.

- Retail unit providing 1018 sq.m. (10,953 sq.ft.) GIA finished to shell.
- Extensive glazed frontage to Plough Lane.
- Car parking - 19 spaces.
- Unit has potential to be sub-divisible with commercial uses subject to planning consent.



Location, locality and transport

The development benefits from fast and direct road and rail connections into central London while being situated deceptively close to the vast green expanses of Wimbledon Park, Wimbledon Common and the largest of London's royal parks - Richmond Park. The town centre lies little over one mile to the south while Wimbledon Grounds will have four tube and rail lines within a 1300 metre radius.

- Within 10 minutes drive of Wimbledon Common and its cosmopolitan 'village' a niche pocket of town and country character.
- Convenient for 4 rail lines serving the Capital.
- Less than 10 minutes drive from Wimbledon All England Lawn Tennis Club - with attendances of around 450,000 people during the championships.

A 51,000 SQ.M. MIXED USE REGENERATION MASTERPLAN WITH NEW AFC WIMBLEDON STADIUM AND OVER 600 APARTMENTS

CONVENIENTLY LOCATED FOR EASY ACCESS TO WIMBLEDON TOWN CENTRE, COMMON, VILLAGE AND PUBLIC TRANSPORT LINKS



The locality of Stadia Three is served by Wimbledon Park (District Line) and Tooting Broadway (Northern Line) tube services, with mainline connections at both Earlsfield or Haydons Road.

Wimbledon is also served by a comprehensive network of bus routes linked to all principal destinations from the town centre.

Travel by car is equally efficient with 'A' road connections into central London and neighbouring districts.



WIMBLEDON IS LOCATED IN THE LONDON BOROUGH OF MERTON, WHICH HAS A COLLECTIVE POPULATION OF AROUND 203,000 PEOPLE

TODAY, WIMBLEDON IS AN AFFLUENT SUBURB WITH DISTINCT RESIDENTIAL 'VILLAGE' AND RETAIL 'TOWN' CENTRES

THE CURRENT DEMISE SHOWN HAS POTENTIAL FOR A RANGE OF COMMERCIAL USES (STP) WITH UP TO THREE TENANTS UTILISING SPLIT AND INDEPENDENTLY OPERATED FLOOR SPACE

POTENTIAL OFFICE USE



POTENTIAL RESTAURANT USE



POTENTIAL RETAIL USE



THE POTENTIAL FOR COMMERCIAL USES IS CURRENTLY SUBJECT TO PLANNING CONSENT

PLANS SHOWING DEMISE OF CURRENT RETAIL SHELL SPACE



THE CURRENT RETAIL & SERVICE AREA HAS POTENTIAL TO PROVIDE SPACE TO LET FROM 3,000 SQ.FT. TO 11,000 SQ.FT. APPROX (SUBJECT TO PLANNING)

STADIA THREE WILL HAVE A HIGHLY VISIBLE GROUND LEVEL FAÇADE FRONTING PLOUGH LANE



TERMS The unit(s) are available on new effective full repairing and insuring leases on terms to be agreed.

USES Retail unit – Uses contained within A1 of the use classes order. Other potential uses within class E subject to planning consent.

RENT Rent on application.

BUSINESS RATES The properties are to be assessed by the rating authority. We recommend all parties make their own enquiries with the local authority.

SERVICE CHARGE Available on request.



WIMBLEDON GROUNDS

PLOUGH LANE, WIMBLEDON, LONDON
SAT NAV SW17 0BL



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