

10,259 sq ft
commercial building to let

OFFICE FIT-OUT FIT-OUT FIT-OUT

Wimbledon

1 Alwyne Road SW19

THE BUILDING

WORKSPACE With Style



Building facade on to Alwyne Road



Ground floor breakout space and kitchenette

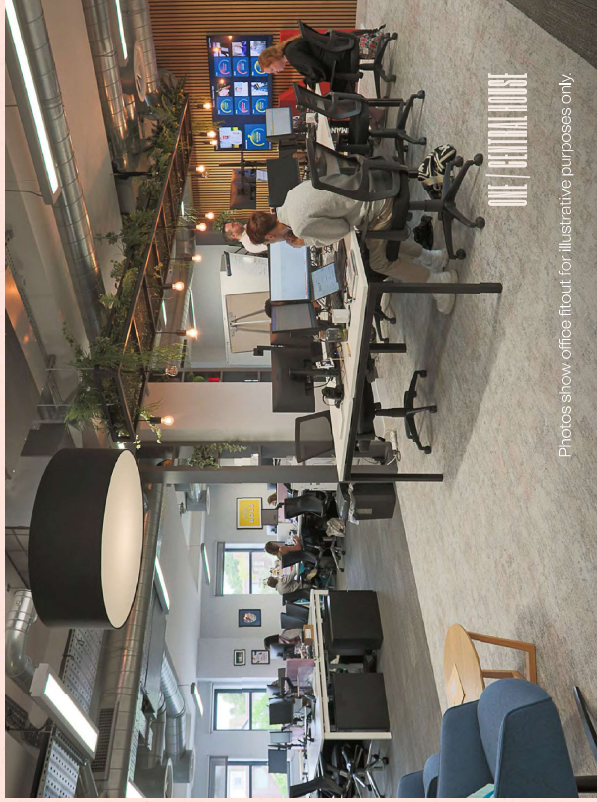
Key Features

- CENTRAL WIMBLEDON LOCATION
- CONTEMPORARY WORKSPACE
- 1ST FLOOR ROOF TERRACE
- OPERATING 'D'
- PARKING & SECURE CYCLE STORAGE

Central House sits in the heart of Wimbledon, the self-contained building offers 10,259 sq ft of contemporary office space over ground and three upper floors.



First floor terrace



OFFICE FLOOR

Photos show office fitout for illustrative purposes only.

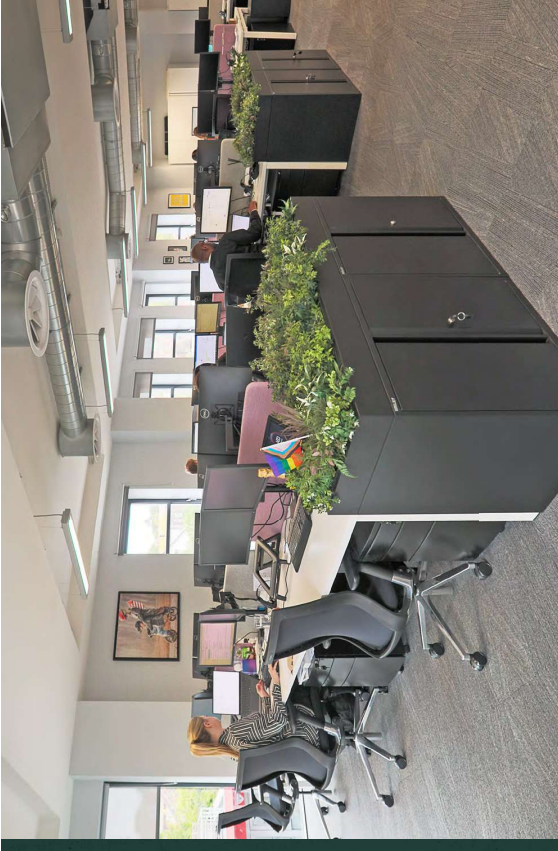


THE SPACE

The design of the building has been carefully considered throughout, with the use of high quality finishes and materials.

The floors offer flexible workspace flooded with natural light. The ground floor benefits from a lightwell garden and the first floor features a roof terrace.

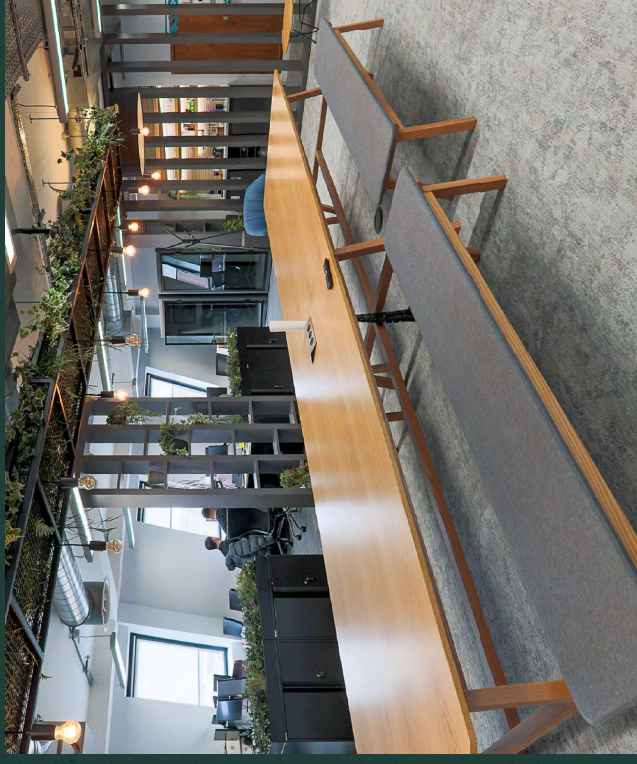
Meanwhile at lower ground floor level, the building features showers, lockers, cycle storage and secure parking for 6 cars.



THE SPECIFICATION

THE DETAILS

TWO | CENTRAL HOUSE



SUMMARY Specification

- RE-MODELLED AND NEWLY CLADDED FACADE
- VRF HEATING AND COOLING SYSTEM
- EXPOSED SERVICES
- RAISED FLOORS

- SOLID CEILINGS WITH DROP DOWN LED LIGHTING
- CAR PARKING (RATIO OF 1: 1710 SQ FT)
- SHOWERS, LOCKERS AND SECURE CYCLE STORAGE

Photos show office fitout for illustrative purposes only.

Schedule of areas

Floor	sq ft	sq m
Third	2,045	189.9
Second	2,140	198.8
First	2,132	198.1
Ground & Mezzanine	3,654	339.5
Reception	288	26.8
TOTAL	10,259	953.1

- Office
- Terrace
- Core
- WC's
- Reception

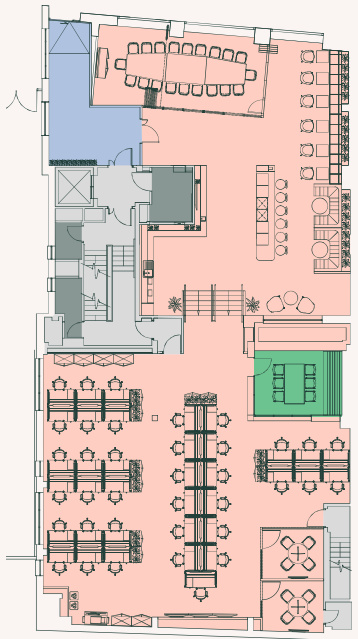


Floorplan not to scale.
 For indicative purposes only.

INDICATIVE LAYOUTS

Ground Floor
 3,654 Sq Ft / 339.5 Sq M

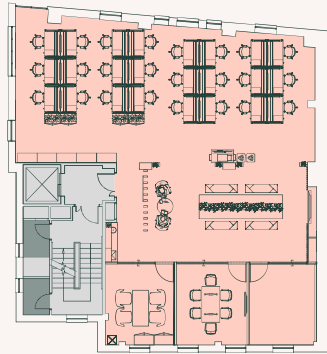
- Workstations 37
- 20 person boardroom 01
- 4 person meeting room 02
- 4 person booths 02
- Lounge area 01
- Courtyard space 01
- Kitchenette / breakout 01



Alwyne Road

Second Floor
 2,140 Sq Ft / 198.8 Sq M

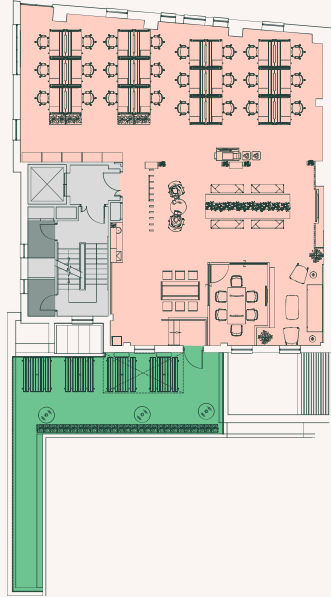
- Workstations 24
- 6 person meeting room 01
- Multi-media room 01
- Wellness room 01
- Kitchenette / breakout 01



Alwyne Road

First Floor
 2,132 Sq Ft / 198.1 Sq M

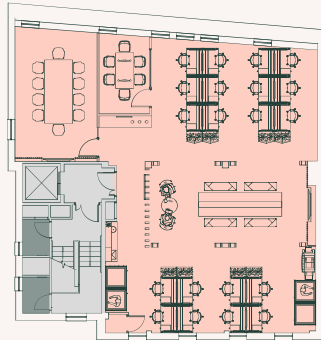
- Workstations 24
- 6 person meeting room 01
- Library 01
- Kitchenette / breakout 01
- Terrace 01



Alwyne Road

Third Floor
 2,045 Sq Ft / 189.9 Sq M

- Workstations 20
- 10 person meeting room 01
- 6 person meeting room 01
- Kitchenette / breakout 01



Alwyne Road

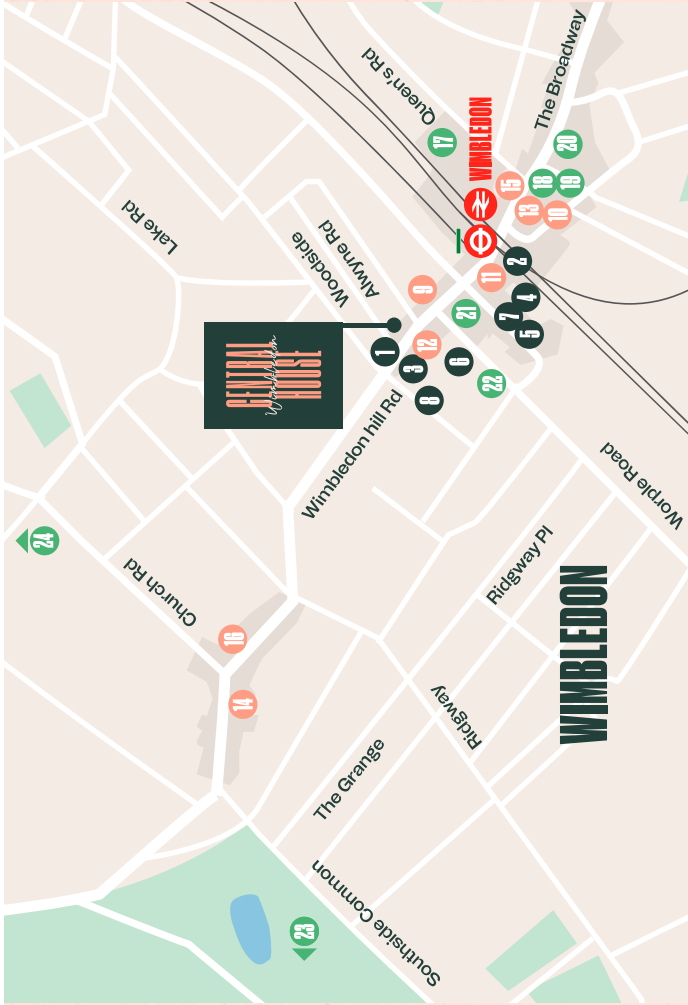
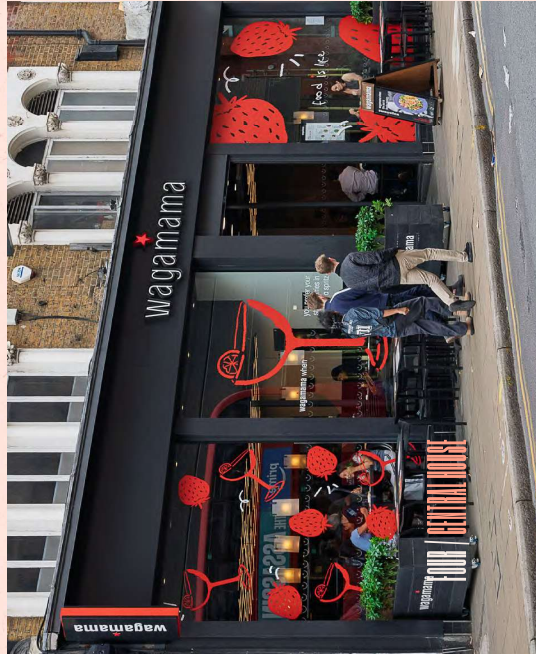
THE LOCAL AREA

CENTRAL

Location

The centre of Wimbledon provides occupiers with access to a mix of social, retail and leisure amenities.

Wimbledon station just a short walk away, with direct National Rail trains to Waterloo, Guildford, Woking and Surbiton. The District line provides an underground service to Victoria and Paddington stations. Whilst, the Tramlink network connects to Croydon and further afield. By car the A3 provides easy access to the M25, and the M4.



LOCAL

Occupiers

- Office**
- 01 Close Brothers
- 02 Unibet
- 03 Capsticks LLP
- 04 Coty
- 05 Hartley Fowler LLP
- 06 Domestic & General
- 07 ODE Group
- 08 Statpro
- Restaurant / Cafés**
- 09 The Alexandra
- 10 Bills
- 11 Pret A Manger
- 12 Sticks 'n' Sushi
- 13 Wahaca
- 14 Carluccio's
- 15 601 Queen's PD
- 16 The Ivy Café
- Leisure**
- 17 Centre Court
- Shopping Centre
- 18 Curzon Wimbledon
- 19 Odeon / IMAX
- Cinema
- 20 Nuffield Health
- 21 Elys Department
- Store
- 22 Virgin Active
- 23 Royal Wimbledon Golf Club
- 24 All England Lawn Tennis Club

TRAVEL

Times

Station	Service	Time (mins)
Clapham Junction	🚆	7
Waterloo	🚆	17
Oxford Circus	🚆	25
Victoria	🚆	25
East Croydon	🚆	26
Paddington	🚆	28
London Bridge	🚆	33
Stratford	🚆	49
Heathrow Airport	✈️	57



FURTHER Information

Terms
Upon application.

EPC
B-42.

Viewings
Strictly through the sole letting agents:

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smith**

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CENTRAL HOUSE

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