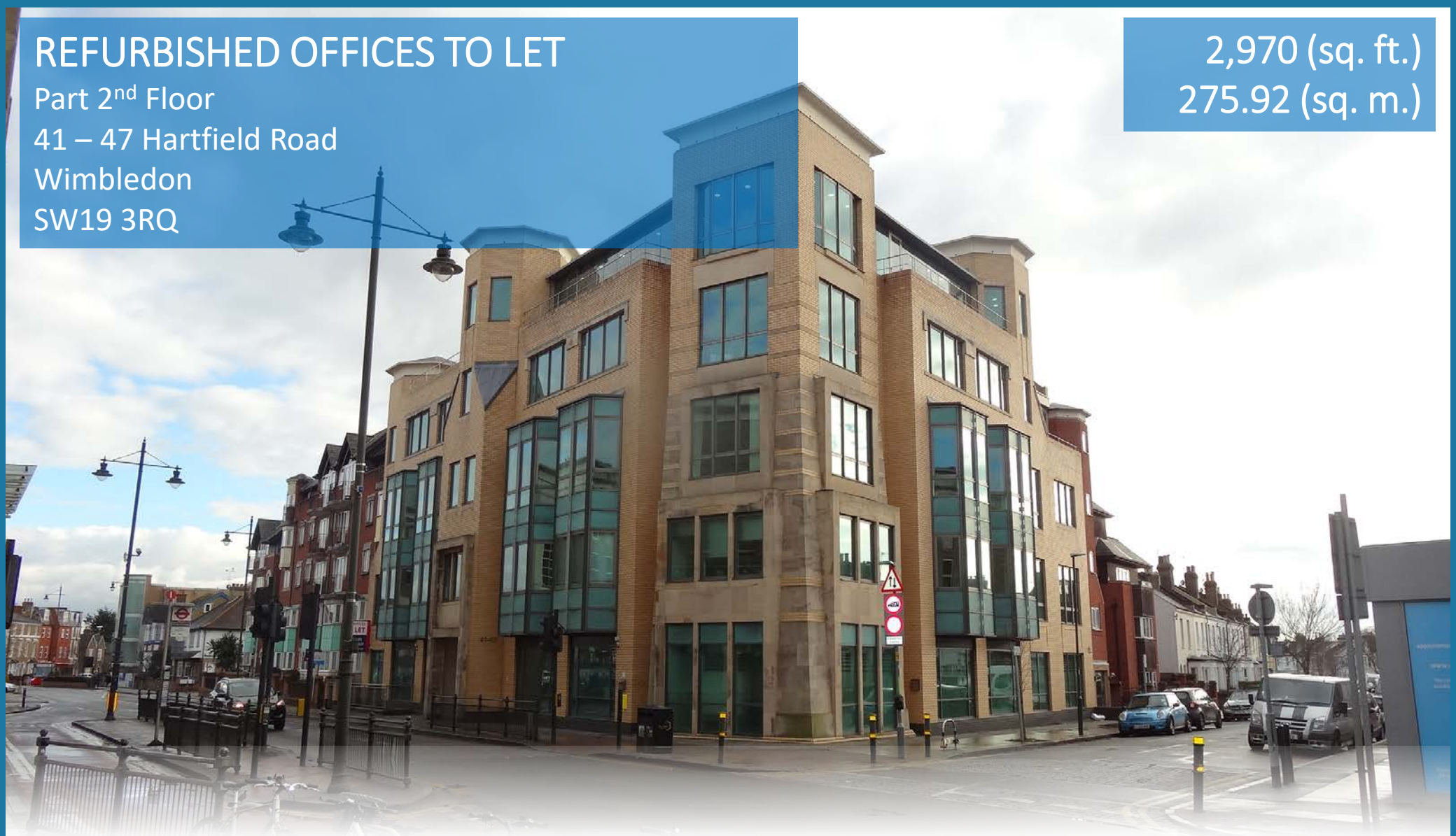


REFURBISHED OFFICES TO LET

Part 2nd Floor
41 – 47 Hartfield Road
Wimbledon
SW19 3RQ

2,970 (sq. ft.)
275.92 (sq. m.)



LOCATION PLAN



Strictly by appointment via Letting Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

LOCATION

The property is situated on the south-west side of Hartfield Road at its junction with Graham Road in the heart of Wimbledon town centre.

It is a short walk from Wimbledon station with its Mainline Links to Waterloo (approx. 15 mins) and London Underground (District Line) and Thameslink services.

Nearby occupiers include Software One, Unibet, Close Brothers, Coty, Zipcars, Capsticks, and Morr & Co solicitors.

DESCRIPTION

41-47 Hartfield Road is a purpose built office property, constructed approximately 20 years ago.

The 2nd floor has been refurbished and split and provides high quality air conditioned space with fully access raised floor, 2 passenger lifts, secure underground parking with 1 space included per suite, WC's and shower facilities.

The north west suite (marked green on the attached plan) is available from June 2022 and provides flexible space of just under 3,000 sq. ft.

AMENITIES

- Fully carpeted accessed raised floor
- Air conditioning & LED lighting
- Male, female and disabled WC's.
- 2 passenger lifts
- 1 car parking space

EPC

Band C (51)

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VAT

The property is elected for VAT.

TENURE

New lease available on terms to be agreed.

REFURBISHED OFFICES TO LET

Part 2nd Floor
41 – 47 Hartfield Road
Wimbledon
SW19 3RQ

Rent: £133,650 per annum exclusive
(£45.00 per sq. ft.)

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

ACCOMMODATION

Part 2nd Floor 2,970 sq. ft. (275.92 sq. m.)

1 car parking space included

SERVICE CHARGE

Approximately £11.89 per sq. ft. + VAT

RATES

2017 Rateable Value: £64,500

The 2022/23 UBR is 51.2p in the £.

Approx. £11.12 per sq. ft.

Source: VOA website.

Interested parties should make their own enquiries with Merton Council to confirm the rates payable.

Strictly by appointment via Letting Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk



REFURBISHED OFFICES TO LET

Part 2nd Floor
41 – 47 Hartfield Road
Wimbledon
SW19 3RQ

Rent: £133,650 per annum exclusive
(£45.00 per sq. ft.)

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

Energy performance certificate (EPC)

SECOND FLOOR 41-47 Hartfield Road LONDON SW19 3RQ	Energy rating C	Valid until: 23 May 2028 Certificate number: 9654-3043-0285-0004-7325
--	---------------------------	--

Property type	B1 Offices and Workshop businesses
Total floor area	602 square metres

Rules on letting this property

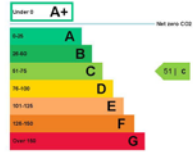
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built **30 | B**

If typical of the existing stock **88 | D**

Properties are given a rating from A+ (most efficient) to G (least efficient).

Strictly by appointment via Letting Agents:

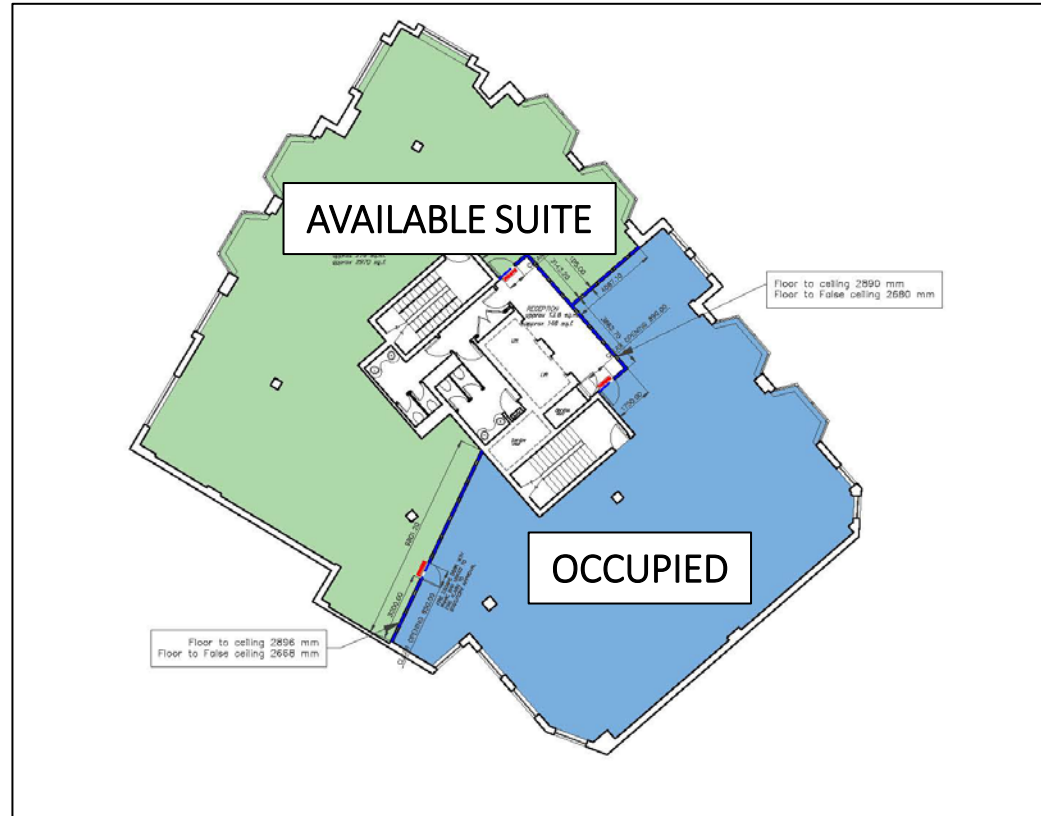
Andrew Scott Robertson

Contact: **Stewart Rolfe**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

2nd FLOOR PLAN (Green suite available)



REFURBISHED OFFICES TO LET

Part 2nd Floor
41 – 47 Hartfield Road
Wimbledon
SW19 3RQ

Rent: £133,650 per annum exclusive
(£45.00 per sq. ft.)

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property