

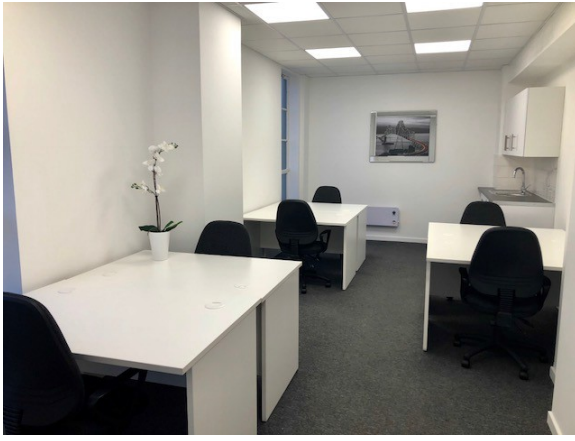


SERVICED OFFICES TO LET

HIGHLAND HOUSE 165 THE BROADWAY WIMBLEDON SW19 1NE



VARIOUS SUITES AVAILABLE ON FLEXIBLE TERMS



LOCATION

The property is located in a good town centre position, within easy access to Wimbledon Train station with its regular services to London Waterloo (19 mins.) and its connections to London Underground (District Line) and Tramlink (linking to Croydon and Beckenham). The property is also easily accessible to South Wimbledon Underground station (Northern Line).

DESCRIPTION

Highland House comprises recently refurbished, high quality, serviced office accommodation. The building benefits from a fully manned reception desk, 24 hours/day. A newly created roof terrace is available for occupiers and onsite bike storage is provided.

AMENITIES

- Train, Underground & Tram services close by
- Town Centre
- Refurbished
- On Site Car Parking Available
- Gas Fired Central Heating
- Air Conditioning
- Lift
- Manned Reception Area
- Roof Terrace
- Onsite Bike Storage

PLANNING

B1 Offices

TENURE

Flexible licences available on monthly basis.

ACCOMMODATION

See attached schedule for current availability.

LICENCE FEE

See attached schedule for licence fees inclusive of:-

- Rent
- Furniture
- Daily Cleaning
- Utilities
- Service Charge
- Dedicated Internet
- Phone Handsets
- Local and National Calls to Landline

VAT

VAT is charged in addition to the licence fees.

EPC

Available on request.

RATES

Business Rates are excluded from the Licence fee.

Interested parties are recommended to make their own enquiries with Merton Council. Small Business Rates Relief may be applicable.

LEGAL COSTS

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

VIEWING

Strictly by appointment:-

**ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX**

Contact: Stewart Rolfe

Tel: 020 8971 4999

Email: commercial@as-r.co.uk

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

- 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

AVAILABILITY SCHEDULE AS AT APRIL 2024

Suite	Floor	Approx. sq. ft.	No. of Work Stations	List Price pcm	Available	Notes
HH-412	4 th	100	2	£350	Now	Includes shared Internet
HH-413	4 th	100	2	£350	Now	Includes shared Internet
HH-415	4 th	100	2	£350	Now	Includes shared Internet
HH-416	4 th	100	2	£350	Now	Includes shared Internet
HH-504	5 th	100	2	£350	Now	Includes shared Internet
HH-507	5 th	100	2	£350	Now	Includes shared Internet
HH-511	5 th	150	3	£675	Now	Includes shared Internet
HH-512	5 th	150	3	£675	Now	Includes shared Internet
HH-516	5 th	100	2	£350	Now	Includes shared Internet
HH-518	5 th	100	3	£675	Now	Includes shared Internet
HH-527	5 th	200	4	£900	Now	Includes shared Internet

Suite	Floor	Approx. sq. ft.	No. of Work Stations	List Price pcm	Available	Notes
HH-102A		100	1	£300		
HH-102B		100	1	£300		
HH-102C		100	1	£300		
CPRU		600	12	£2,400	Now	Includes shared Internet
	6 th		70	On Request	Now	
RRU		500	10	£2,250		