

TO LET

First Floor
Beaumont House
Lambton Road
Raynes Park
SW20 0LW

From 652 sq. ft. (60.76 sq. m.)
to 1,678 sq. ft. (155.89 sq. m.)



LOCATION PLAN



Strictly by appointment Letting Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

LOCATION

The property is situated in the centre of Raynes Park, a short distance to the Main Line station, local shops and amenities including Sainsbury's Local, Costa Coffee, Boots, Waitrose, various restaurants and the Lambton Road Medical Centre. Wimbledon town centre and its many amenities are also situated close by.

There is also good access to the A3 linking the south west to central London.

DESCRIPTION

The office suite is situated on the first floor of the 3-storey Beaumont House. There are 3 private off-street parking spaces included with this floor. The suite is divided into two wings with a central stairwell, lift and WCs.

TENURE

Leasehold. New effective Full Repairing and Insuring lease on terms to be agreed.

LEGAL COSTS

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

AMENITIES

- 3 private parking spaces
- Open plan office split into 2 wings
- Separate Male, Female & Disable WCs
- Passenger lift & double glazing
- Gas fired central heating

ACCOMMODATION

South wing: 1,024 sq. ft. (95.13 sq. m.)

North wing: 654 sq. ft. (60.76 sq. m.)

TOTAL: 1,678 sq. ft. (155.89 sq. m.)

SERVICE CHARGE

Budget 01/010/2021 – 31/12/2021 - £20,876

EPC

Band D (79) expires 21st August 2024.

LEGAL COSTS

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VAT

The property is elected for VAT.

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**Rent: From £17,000 to £40,000
per annum exclusive**

- (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

RATES

2023 List Rateable Value: £32,000

Source : VOA website

The 2022/23 UBR is 49.9p in the £.

Interested parties are recommended to make their own enquiries with Merton Council.

RENT

South Wing - £27,000 per annum exclusive

North Wing - £17,000 per annum exclusive

Whole floor - £40,000 per annum exclusive

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Energy performance certificate (EPC)

Beaumont House Lambton Road LONDON SW20 0LW	Energy rating D	Valid until: 21 August 2024
		Certificate number: 0280-3946-0324-9070-4030

Property type

B1 Offices and Workshop businesses

Total floor area

163 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.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D.



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FLOOR PLAN AND PARKING SPACES



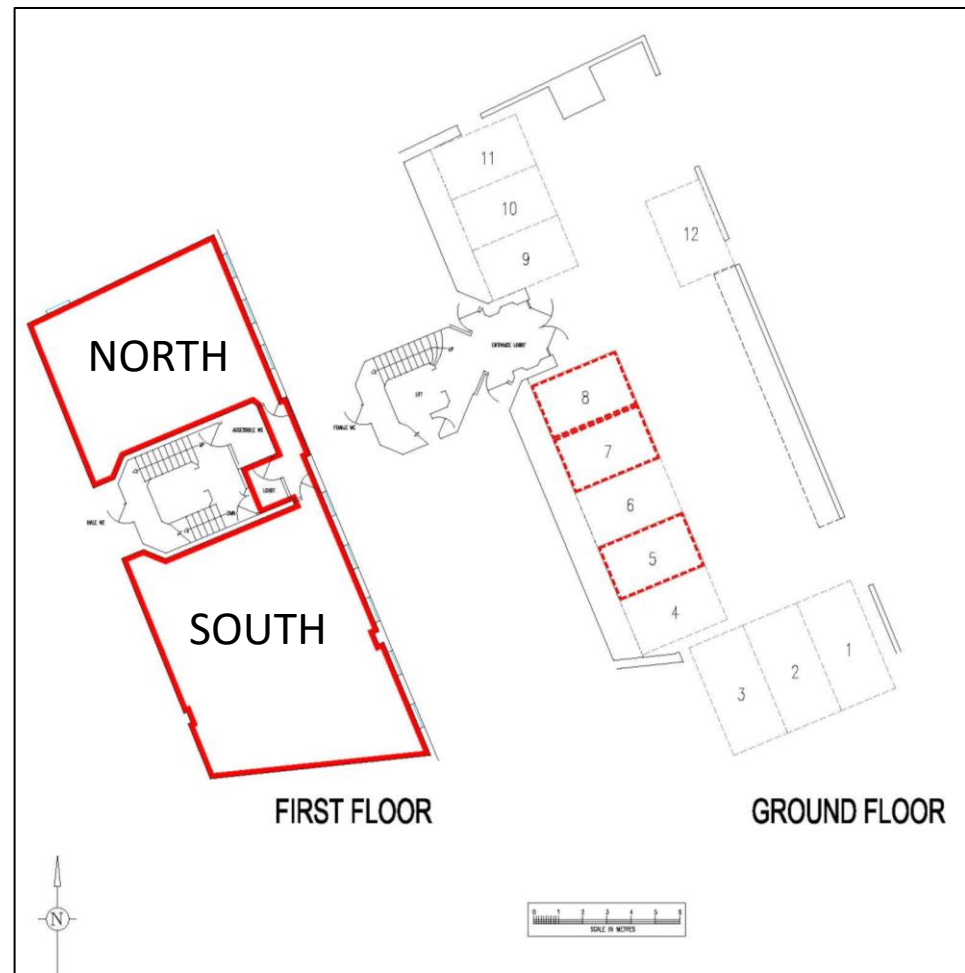
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AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

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