

OFFICES TO LET

PERIOD STYLE BUILDING

**2 ALLINGTON CLOSE
WIMBLEDON VILLAGE
SW19 5AP**



Office suites from 409 sq ft up to 875 sq ft
Second Floor

LOCATION

Allington Close is situated directly off the middle of the High Street, in the popular location of Wimbledon Village. Wimbledon Village is located 8 miles south of Central London. Wimbledon BR and Underground (District Line) stations are within a 10 minute walk, providing frequent services to both Victoria and Waterloo. The A3 by-pass is 3 miles away giving direct access to the M25.

DESCRIPTION

A quality three-storey, period style self-contained office building constructed to a high standard and recently extensively refurbished providing generous lobby reception, in a building redesigned for small office suites. The building also benefits from bike racks and 7 on site car parking spaces.

SPECIFICATION

Newly refurbished open plan office space offered in small suites with their own fitted kitchens, under floor heating system and wall mounted air conditioning units throughout.

ACCOMMODATION

Level	Left Wing Sq. Ft.	Rent PA Inclusive of service charges Excluding rates	Right Wing Sq. Ft.	Rent PA Inclusive of service charges Excluding rates
Ground	283	Let	298	Let
First	575	Let	444	Let
Second	Suite 5 - 409	£24,540	Suite 6 - 466	£25,062

TERM

The suites are available on flexible leases for periods up to 3 years with mutual rolling break clauses after 12 months, subject to 6 months' prior written notice. The rents and service charges will be subject to R.P.I annual uplifts with a cap and collar provision between 3% and 5%. All agreements are outside the provisions of the Landlord & Tenant Act 1954 Part 2. The incoming tenant will be responsible for its own Business Rates.

SERVICE CHARGES

The service charges covered under the lease comprise power, heating, lighting, buildings insurance, building maintenance and cleaning of the common parts.

CAR PARKING

Car parking is available, as follows, at £1500 per car space, exclusive.

Suite 5 – 1 space

Suite 6 – 2 spaces

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:

- (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

EPC

Rating B (33).

VAT

VAT is applicable.

LEGAL COSTS

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

VIEWING

Strictly by appointment with the Letting Agents:

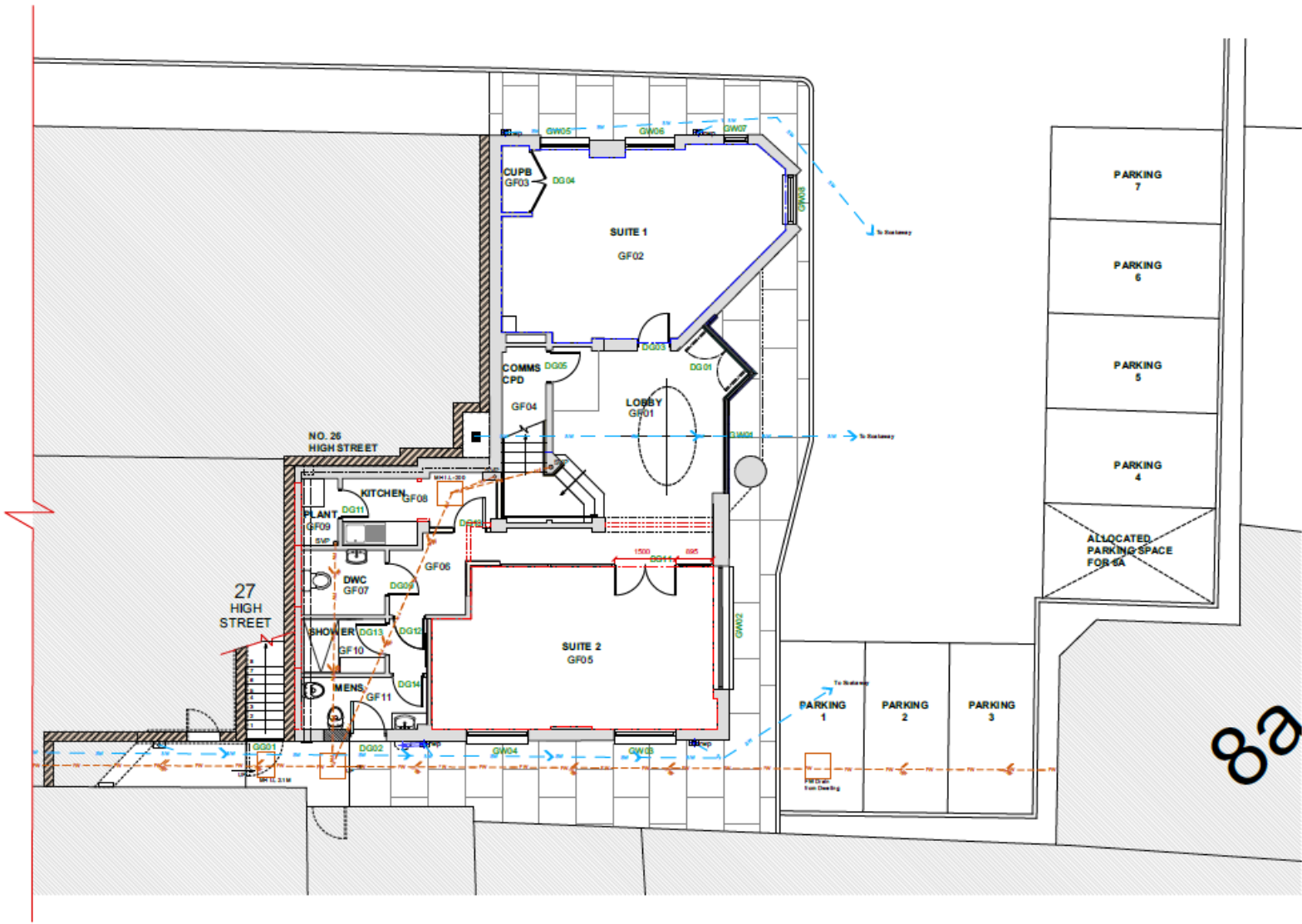
ANDREW SCOTT ROBERTSON
Chartered Surveyors
Commercial Department
24 High Street
Wimbledon, London SW19 5DX
Tel: 020 8971 4999

Contact : John King FRICS or Stewart Rolfe MRICS
Email : commercial@as-r.co.uk

j/a Lewis & Co
020 3940 5575

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1 PROPOSED GROUND FLOOR
Scale 1:50 @ A1

NOTE:
ALL MEASUREMENTS TO BE CHECKED REFERENCING TO B.M.

NO.	
DATE	
BY	
CHKD BY	
DATE	
NO.	
DATE	
BY	
CHKD BY	
DATE	

2 Allington Close
London E17 5AP

CNO: CONVEYANCING
PLAN - LAYOUT

JOB NO: 431

CNO NO: GA01

REVISION: -

SCALE: AS SHOWN @ A1

DATE: 09.11.2022

CNO NO: 87

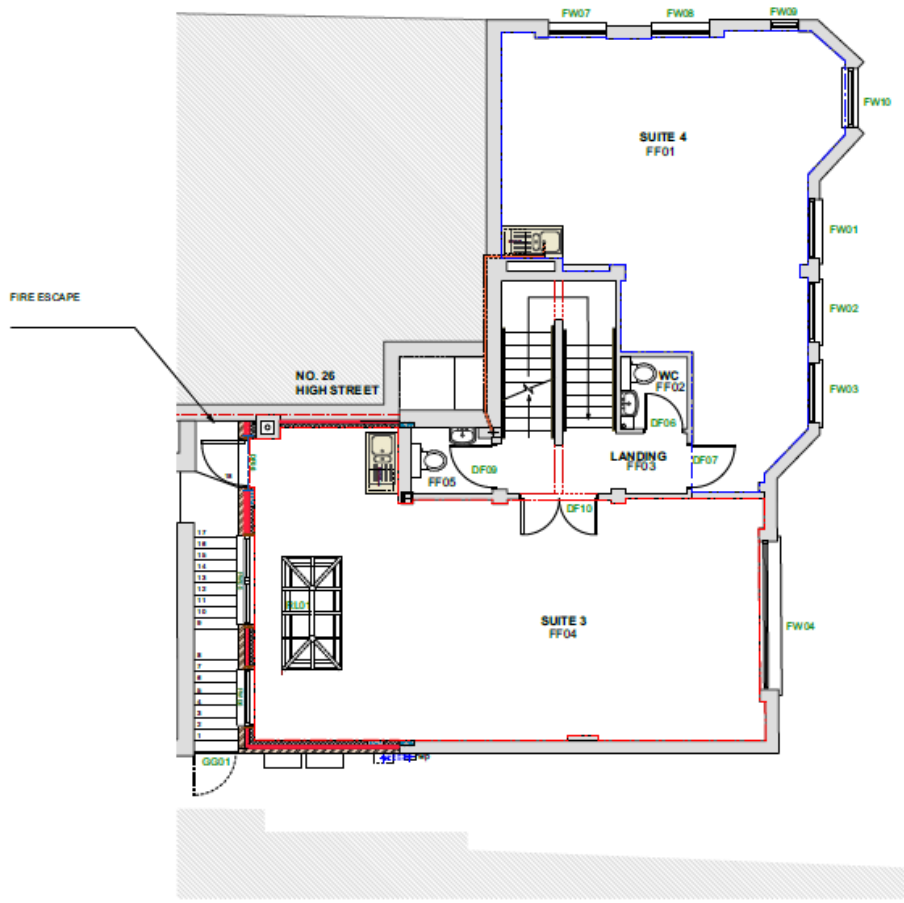
CHKD BY: RB

CNO STATUS: FOR QUOTE

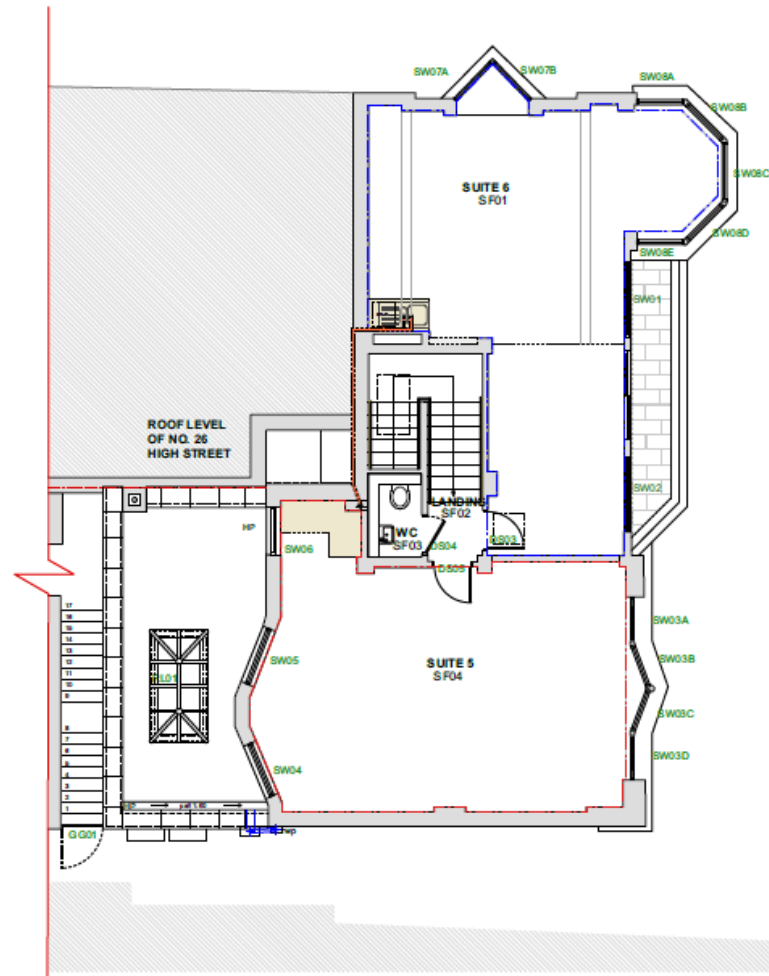
It is not our firm's drawing
As shown above to be checked on site
Holder: Allington Close, E17 5AP, London

HOLDEN HARPER
Architects | Engineers
26 High Street, Weybridge
London, E17 5SF
Telephone: 020 8946 5852
Email: enquiry@holdenharper.co.uk

NOTE:
 ALL MEASUREMENTS TO BE CHECKED
 IN-SITU PRIOR TO CONSTRUCTION OR
 MATERIALS SUPPLIER'S DIMENSIONS.
 ANY DISCREPANCIES MUST BE
 REPORTED TO THE ARCHITECT
 IMMEDIATELY.



3 PROPOSED FIRST FLOOR



3 PROPOSED SECOND FLOOR

PROJECT:	2 Allington Close London SW19 5AP
CLIENT:	15V 2ND FLOOR CONVERTING - LAYOUT
JOB NO.:	431
DRAWING NO.:	GA02
REVISION:	-
SCALE:	1:50 @ A1
DATE:	09.11.2022
DRAWN BY:	BT
CHECKED BY:	HR
DRAWING STATUS:	PRELIMINARY
<small>Do not scale this drawing. All other data to be checked on site. Model: H:\proj\15v 2nd floor\15v 2nd floor.dwg</small>	

**HOLDEN
 HARPER**
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