

FLEXIBLE OFFICES TO LET

Part Ground Floor
Connect House
133-137 Alexandra Road
Wimbledon Town Centre
SW19 7JY

1,610 sq. ft.
(149.57 sq. m.)



LOCATION PLAN



Strictly by appointment via Sole Agents:

Andrew Scott Robertson

Contact: **John King / Stewart Rolfe**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

LOCATION

Connect House was substantially refurbished in 2015 and provides Grade A office space in the heart of Wimbledon, immediately adjacent to Wimbledon station with its train, underground and tram connections.

DESCRIPTION

Connect House comprises 22,500 sq. ft. in total and is let on individual floors. There is a prestigious and extended manned reception area. All facilities have been renewed with low carbon footprint and running costs.

Current occupiers include Crunch Communications, Mor & Co, Club Med and WSM.

The office suite is self-contained and is located on the ground floor and is mainly open plan with a separate office and fitted kitchen.

AMENITIES

- Raised Floor with new ceiling grid
- VRF comfort cooling
- Double glazed windows triple aspect
- Manned Reception
- Furniture available

TENURE

A new sub-letting outside the Landlord & Tenant Act 1954, terms to be agreed or a service office agreement subject to 3 months rolling notice.

ACCOMMODATION

Part Ground Floor NIA: 1,610 sq. ft. (149.57 sq. m)

RENT

£75,000 per annum exclusive.

SERVICE CHARGE

£10.16 per sq. ft.

BUSINESS RATES

2023 List Rateable Value £52,000.

Source VOA website

VAT

The property is elected for VAT.

LEGAL COSTS

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

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Rent: £75,000 per annum

- 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

Energy performance certificate (EPC)

Connect House
133-137 Alexandra Road
London
SW19 7JY

Energy rating
B

Valid until: 3 November 2024
Certificate number: 9090-9940-0394-8450-6024

Property type: B1 Offices and Workshop businesses

Total floor area: 2179 square metres

Rules on letting this property

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

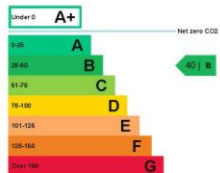
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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 B.

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

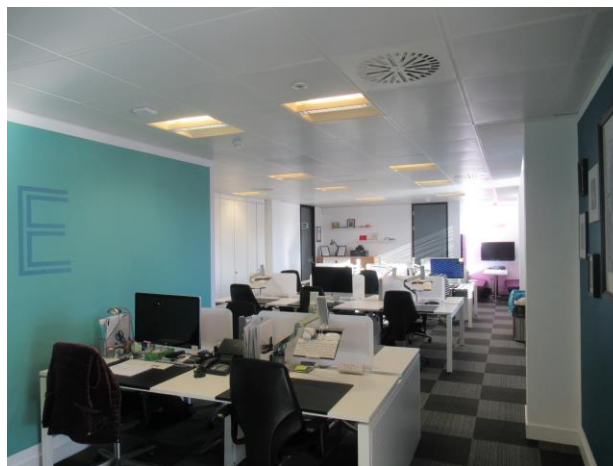
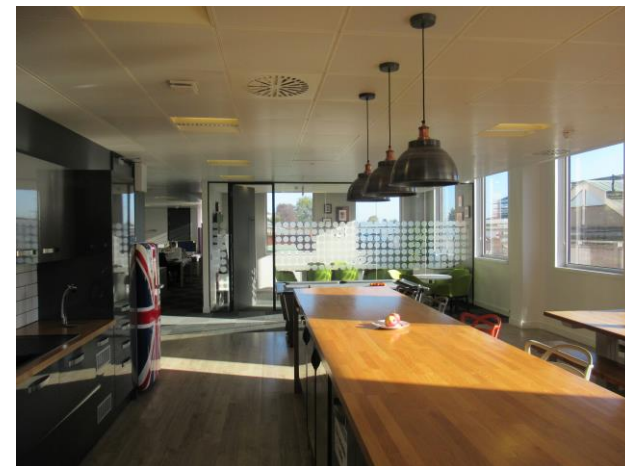
Properties similar to this one could have ratings:

If newly built: 27 | B

If typical of the existing stock: 80 | D

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

Ground Floor



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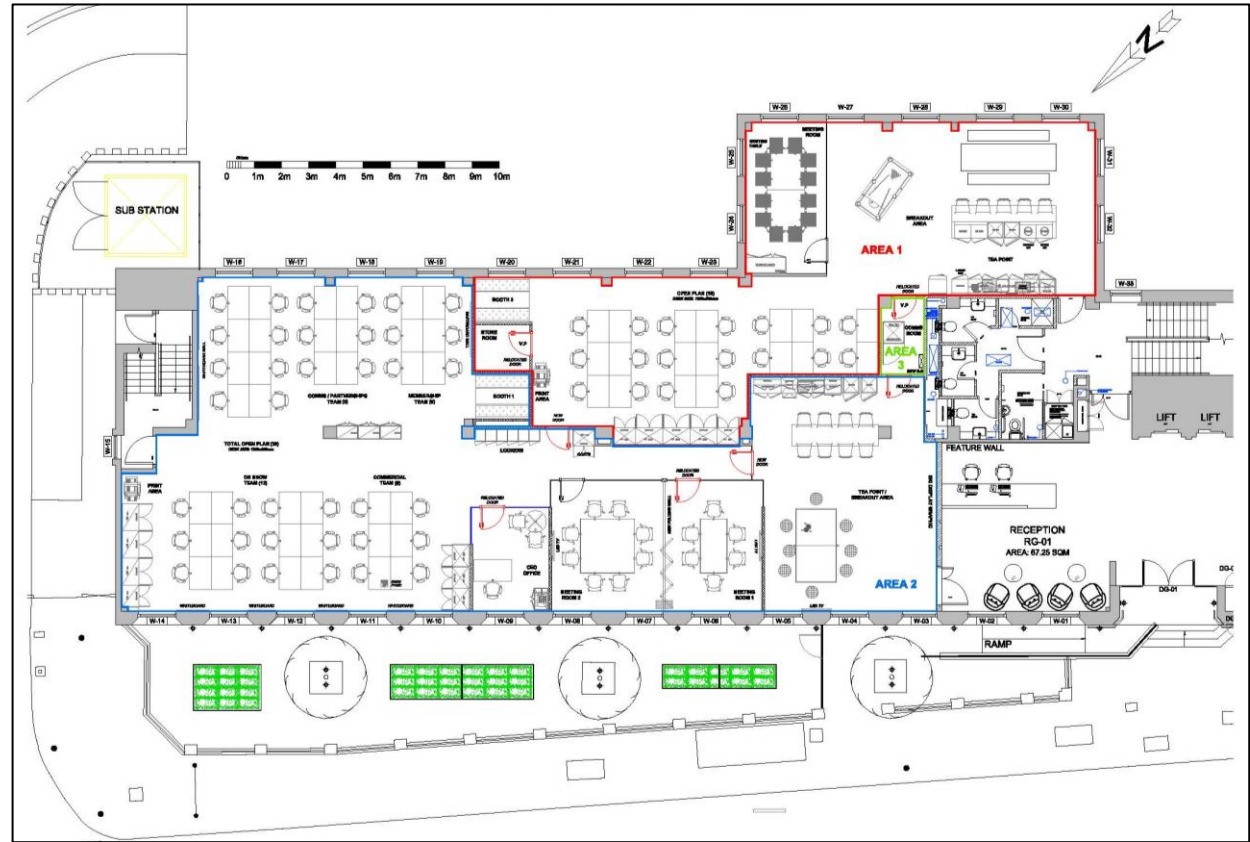
Rent: £75,000 per annum

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;
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FLOORPLAN

Area to be let marked as Area 1 on adjacent plan



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