

# OFFICES TO LET WITH STORAGE

56 Wimbledon Hill Road  
Wimbledon  
SW19 7PA

4,224 sq. ft.  
(392.42 sq. m.)



## LOCATION PLAN



## LOCATION

The subject property is situated in a busy town centre location, adjacent to one of the main bus stops and above the Post Office. Wimbledon town centre provides an extensive range of amenities as well as excellent transport links with Wimbledon mainline station within a short walk, offering Rail, Underground and Tram services. Trains into Waterloo and Central London take approximately 16 minutes.

## DESCRIPTION

The premise is arranged over the 1st, 2nd & 3rd floors providing self-contained good quality accommodation, with access direct off Wimbledon Hill Road. There is also basement storage and lift access to all upper floors. The property is also fully hard wired.

## AMENITIES

- Town Centre location
- Lift to all upper floors
- Kitchen
- Basement storage
- WCs to first and third floors
- Gas central heating to radiators throughout
- Fully hard wired to air conditioned server room

## FLOOR AREAS

Basement:	1,400 sq. ft.	(130.06 sq. m.)
First Floor:	1,193 sq. ft.	(110.83 sq. m.)
Second Floor:	886 sq. ft.	( 82.31 sq. m.)
Third Floor:	745 sq. ft.	( 69.21 sq. m.)
<b>Total:</b>	<b>4,224 sq. ft.</b>	<b>(392.42 sq. m.)</b>

## LEASE

New lease is available on terms to be agreed.

## LEGAL COSTS

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

## VAT

The property is elected for VAT.

## EPC

Band E (122). Expires 15 August 2033.

Strictly by appointment via Sole Letting Agents:

**Andrew Scott Robertson**

Contact: **Stewart Rolfe / Robin Catlin**

Tel: **020 8971 4999**

Email: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)

# OFFICES TO LET – WIMBLEDON TOWN CENTRE

## Rent: £83,000 per annum exclusive

Upper Floors & Basement  
56 Wimbledon Hill Road  
Wimbledon  
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- 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

## RATES

2023 List Rateable Value: £82,000

UBR 2023/2024 – 53.2p in the £

Source: VOA website.

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



## EPC

Energy performance certificate (EPC)		
BASEMENT AND UPPER FLOOR OFFICES 56 Wimbledon Hill Road LONDON SW19 7PA	Energy rating <b>E</b>	Valid until: 15 August 2033 Certificate number: 4064-8719-7174-3014-8274
Property type	Offices and Workshop Businesses	
Total floor area	510 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A+ to E.		
<b>Energy rating and score</b>		Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.
This property's current energy rating is E.		
<p>The diagram shows a staircase-like scale of energy ratings from A+ (top, green) to G (bottom, red). A score of 122 is indicated, corresponding to an E rating. The scale also shows score ranges for each rating: A+ (Under 0), A (0-25), B (26-40), C (41-55), D (56-70), E (71-85), F (86-100), and G (101-125). A 'Net zero CO2' line is shown at the top right.</p>		

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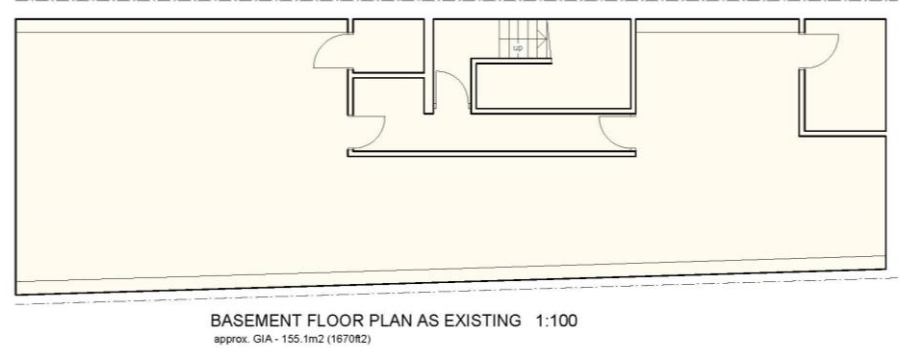
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# FLOOR PLANS



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