



QUALITY OFFICES TO LET

MEDIA HOUSE
3 PALMERSTON ROAD
WIMBLEDON
SW19 1PG

7,076 sq. ft. (657.40 sq. m.)

Self-contained building
with 13 parking spaces



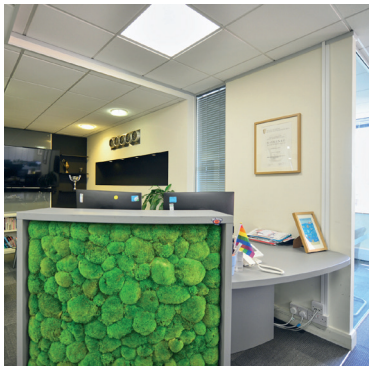
**andrew scott
robertson**

chartered surveyors • estate agents

DESCRIPTION

The subject property comprises a self-contained office building arranged over ground and three upper floors, comprising good quality office space. The ground floor is arranged as offices and stores, shower and disabled WC and lift to all floors. The three upper floors comprise open plan and cellular offices with kitchens to each floor. Male and female WCs located on first and third floors.

The accommodation comprises suspended ceilings with LED lighting and air conditioning units. To the rear is a secure rear car park with 10 parking spaces, 1 disabled space and 2 lock-up garages, together with 10 covered cycle spaces. There is also a backup generator, able to run the building at full capacity for 6 hours.

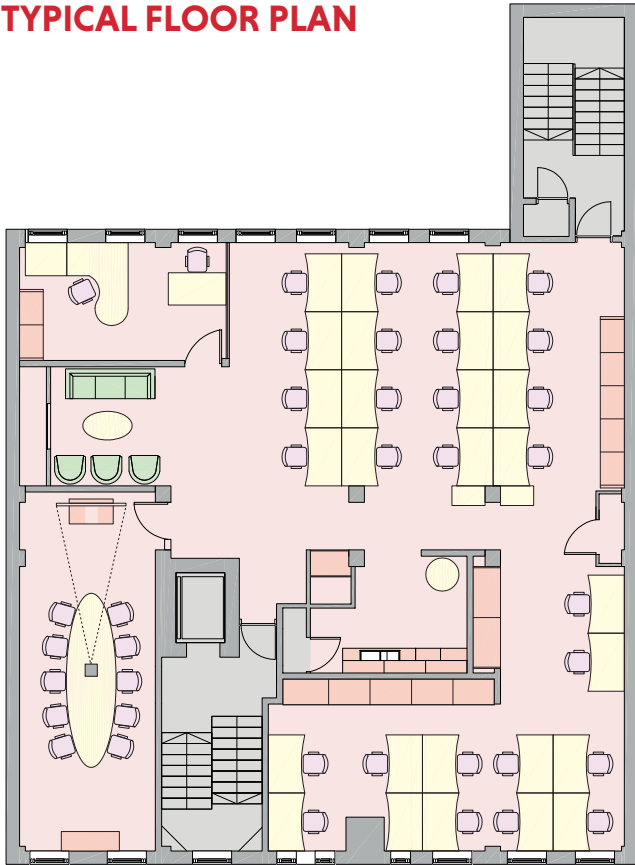


AMENITIES

- Self-contained office building
- Town Centre location
- Lift to all upper floors
- Air Conditioned
- CCTV and intruder alarm systems
- Secure parking for 13 cars
- Back-up generator

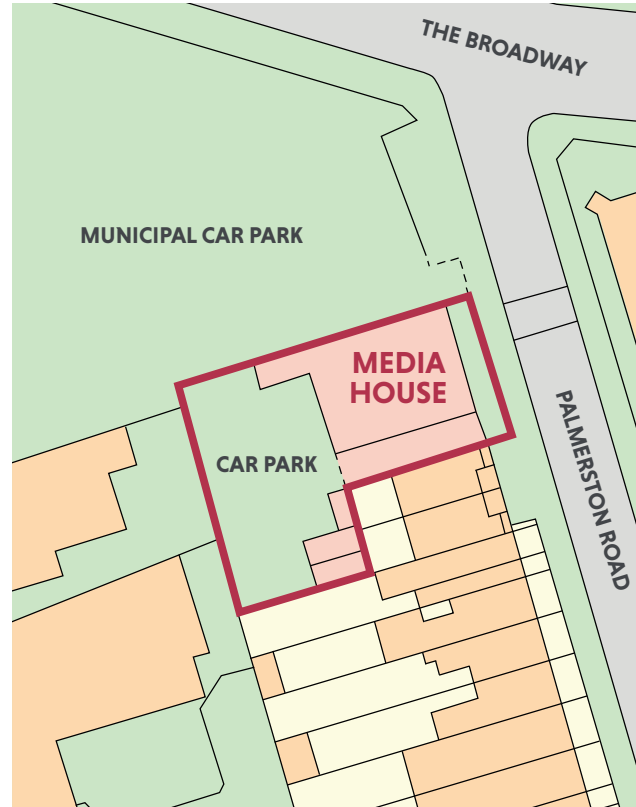


TYPICAL FLOOR PLAN



Second floor

SITE PLAN



Not to scale. For identification purposes only.



FLOOR AREAS

FLOOR	SQ. FT	SQ. M.
Ground	1,391 sq. ft.	(129.25 sq. m.)
First	1,847 sq. ft.	(171.56 sq. m.)
Second	2,004 sq. ft.	(170.43 sq. m.)
Third	1,834 sq. ft.	(657.40 sq. m.)
TOTAL	7,076 sq. ft.	

LEASE

Lease available until 23rd September 2031.

LEGAL COSTS

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

VAT

The property is elected for VAT.

EPC

Band D (84). Expires 28 April 2031.

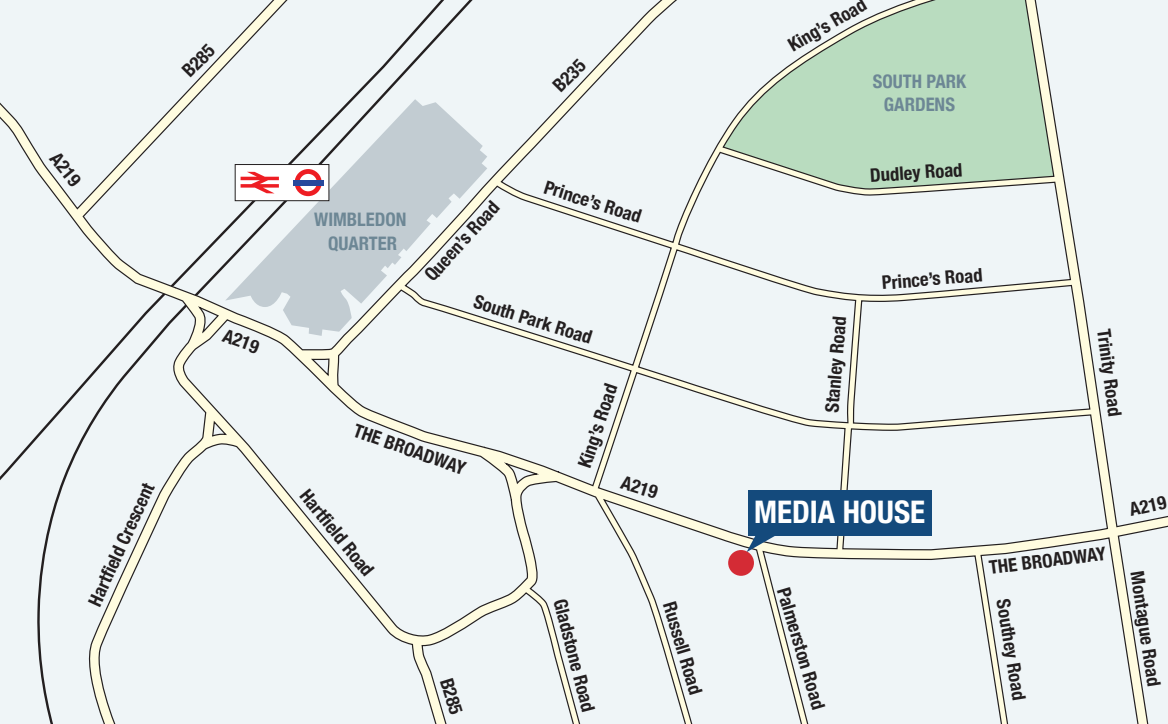
RATES

2023 List Rateable Value: £183,000

UBR 2024/25 – 0.566p in the £

Source: VOA website.

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



Maps not to scale. For identification purposes only.

LOCATION

The property is located within a 5-minute walk of 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 situated close to the junction of Palmerston Road and The Broadway and has numerous bus routes passing nearby.



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

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; (iii) 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 Maps not to scale. June 2024.

VIEWING

Strictly by appointment through sole agents:-

CONTACT

Stewart Rolfe / Robin Catlin
 Andrew Scott Robertson
T: 020 8971 4999
E: commercial@as-r.co.uk
www.as-r.co.uk



**andrew scott
 robertson**

chartered surveyors • estate agents