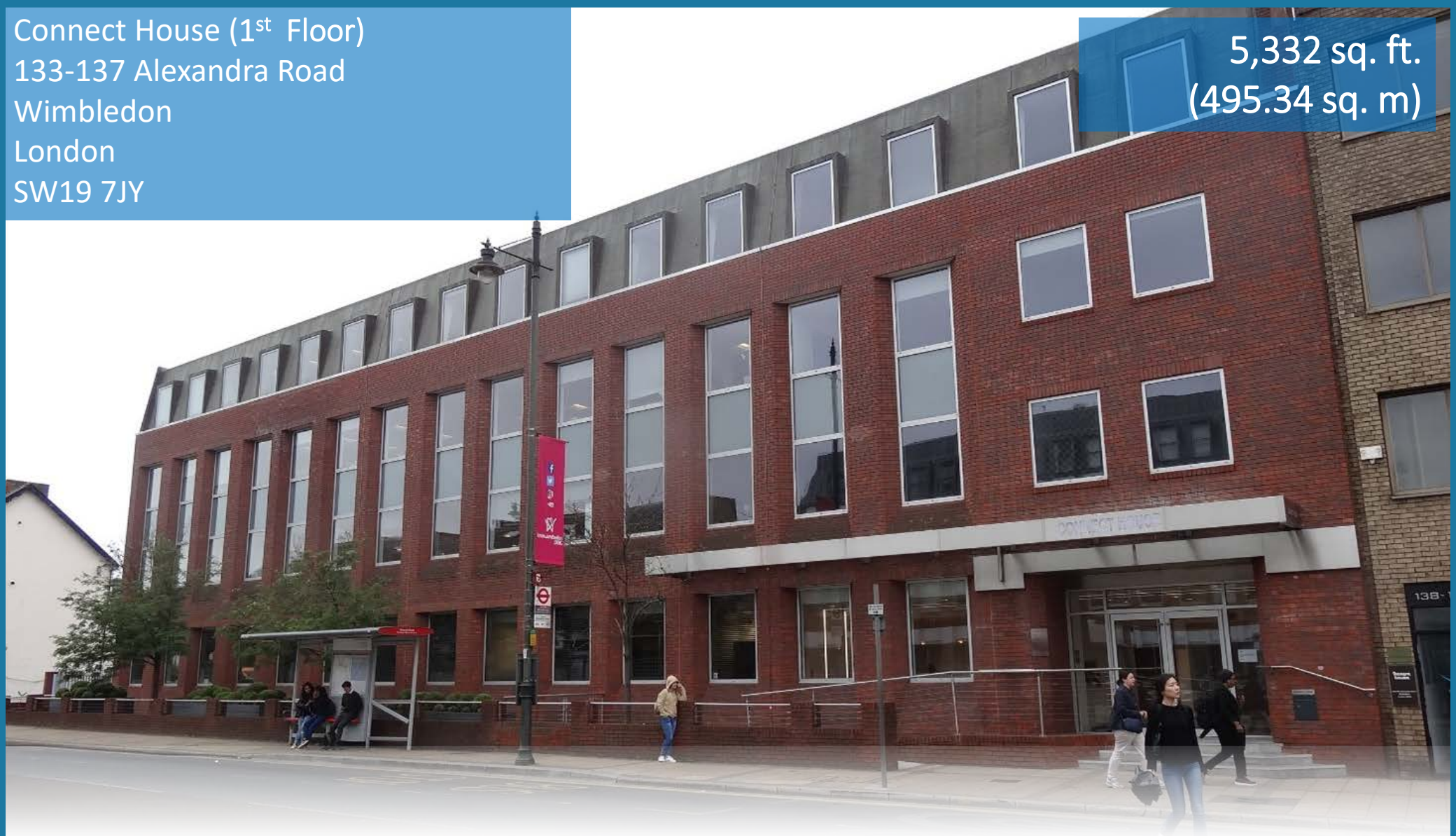
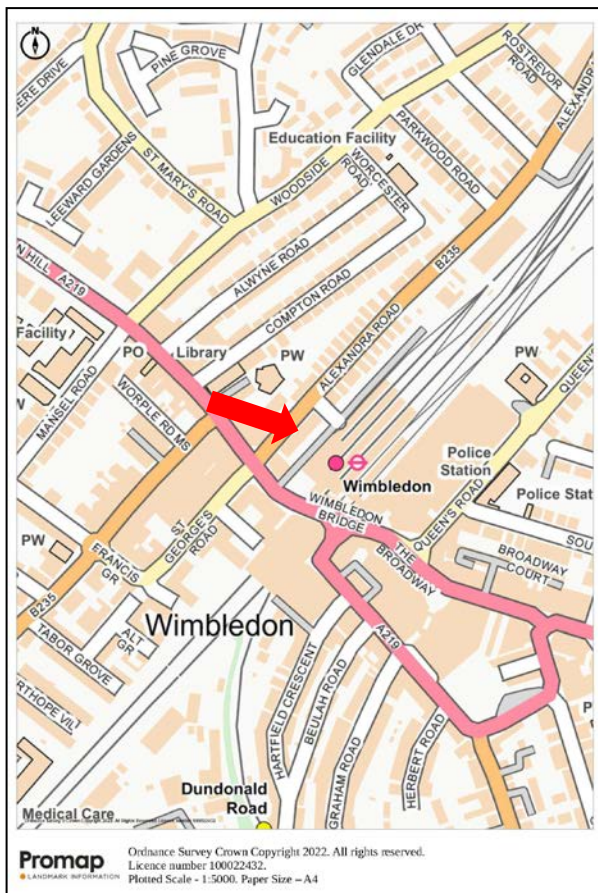


Connect House (1st Floor)
133-137 Alexandra Road
Wimbledon
London
SW19 7JY

5,332 sq. ft.
(495.34 sq. m)



LOCATION PLAN



LOCATION

Connect House was substantially refurbished in 2015 it provides Grade A office space in the heart of Wimbledon, immediately adjacent to Wimbledon Station and close to Wimbledon Square shopping centre

DESCRIPTION

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

Current occupiers include Crunch Communications, Morrison's, Club Med and WSM. The office suite is located on the first floor, fully fitted with 46 workstations including 3 separate but intercommunicating meeting rooms and separate boardroom. The floor has been partitioned to create a sub-letting area with potential for more.

AMENITIES

- Raised Floor with new ceiling grid
- VRF comfort cooling
- Double glazed windows triple aspect
- Manned Reception
- Fitted Kitchen and Breakout area
- 6 car spaces
- Shower Facilities /Bike Racks

FLOOR AREAS

First Floor: 5, 332 sq. ft. (495.34 sq. m.)

LEASE

The Lease is inside the Landlord & Tenant Act 1954 (part 2), expiring 31st December 2025.
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 C (70) Expires 4 June 2034.

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

Fully Fitted/ Furnished Offices

Connect House (First Floor) , 133-137 Alexandra Road

Wimbledon

London

SW19 7JY

Rent: £240,000 per annum exclusive

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:

- 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: £164,000

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.

EPC : C 70

Expires: 4 June 2034

Energy performance certificate (EPC)

First Floor Connect House 133-137 Alexandra Road LONDON SW19 7JY	Energy rating C	Valid until: 4 June 2034
Property type Offices and Workshop Businesses		Certificate number: 1503-6517-6258-3566-1878
Total floor area 496 square metres		

Rules on letting this property

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

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

Energy rating and score

This property's energy rating is: **C**

The image shows a vertical energy rating scale from A+ (Under 0) to G (Over 150). A green arrow points to the 'C' rating, which corresponds to a score of 70. A horizontal line indicates 'Net zero CO2' at the top of the scale.

Under 0	A+
0-25	A
26-50	B
51-75	C
76-100	D
101-125	E
126-150	F
Over 150	G

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.



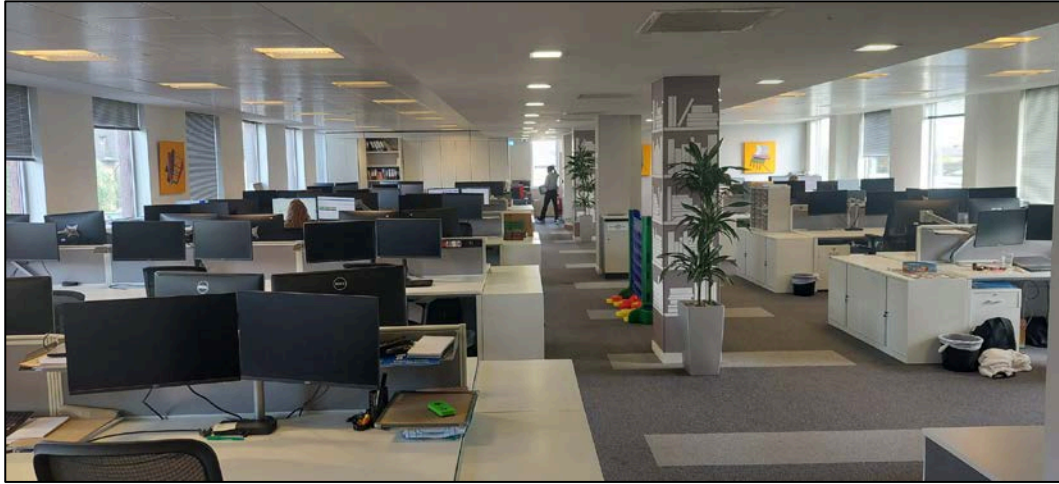
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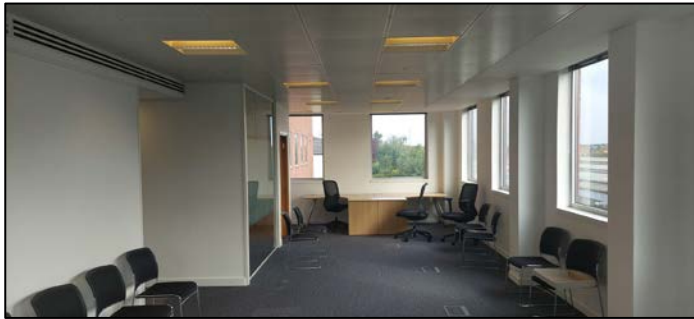
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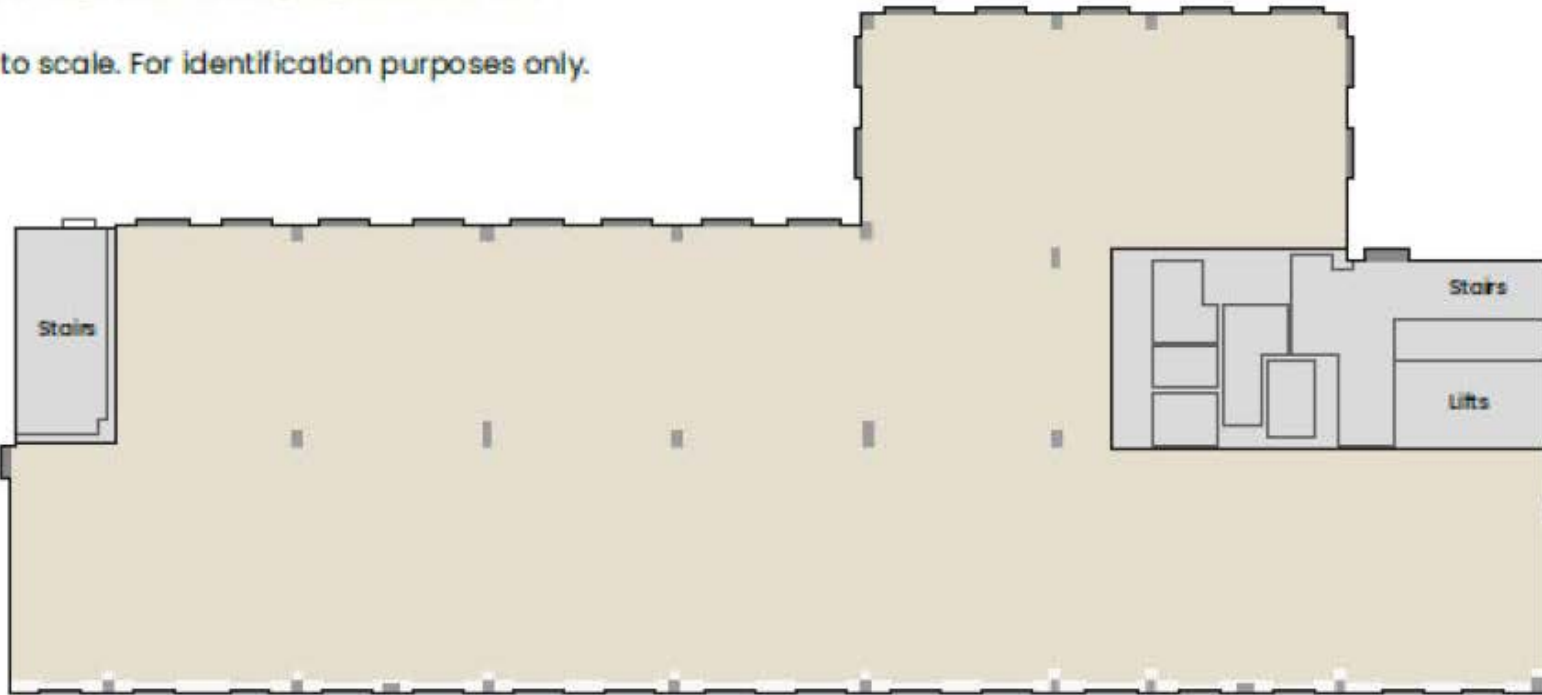
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FLOOR PLAN

Not to scale. For identification purposes only.



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