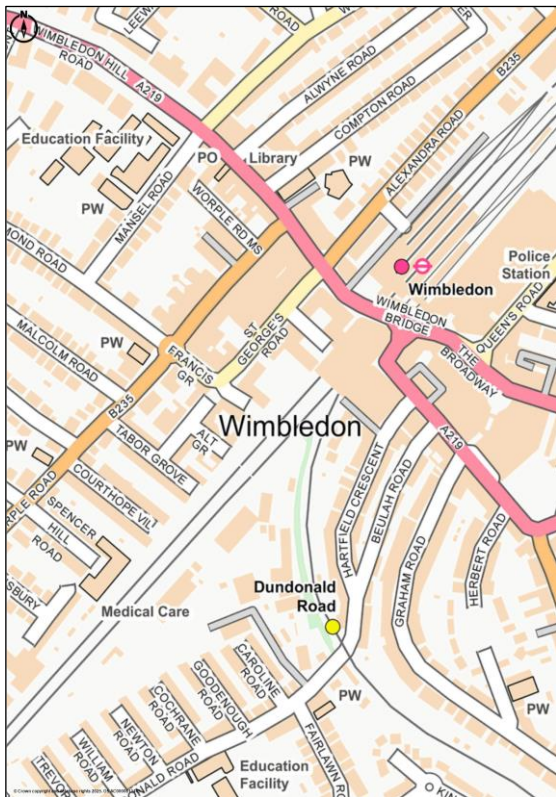


SELF-CONTAINED OFFICES  
FIRST & SECOND FLOOR  
51 ST GEORGES ROAD  
WIMBLEDON SW19 4EA

500-1000 sq. ft.  
(46.45-92.90 sq. m.)



## LOCATION PLAN



## LOCATION

Located in the heart of Wimbledon's office centre and benefiting from superb transport access that includes Mainline, Thameslink, District Line and Tramlink train services direct to Waterloo within 20 minutes.

## DESCRIPTION

This refurbished office building is arranged over ground, first and second floors. The offices are open plan with a separate meeting room. The office comes with one car parking space.

## TENURE

An internal repairing and insuring lease for a term to be agreed.

## AMENITIES

- Fitted office
- Gas central heating and comfort cooling
- Carpeting
- WC facilities
- Double glazed windows
- Each floor self-contained

## RATES

GF Rateable value: £21,500

The 2025/26 UBR is 49.9p in the £.

Small Business Rates Relief may be available.

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

## LEGAL COSTS

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

## ACCOMMODATION

1° Floor NIA 500 sq. ft. ( 46.45 sq. m.)

2° Floor NIA 500 sq. Ft. (46.45 sq. m.)

## SERVICE CHARGE

Approximately £9 per sq. ft. (includes insurance, repairs, heating, lighting and cleaning of common parts).

## VAT

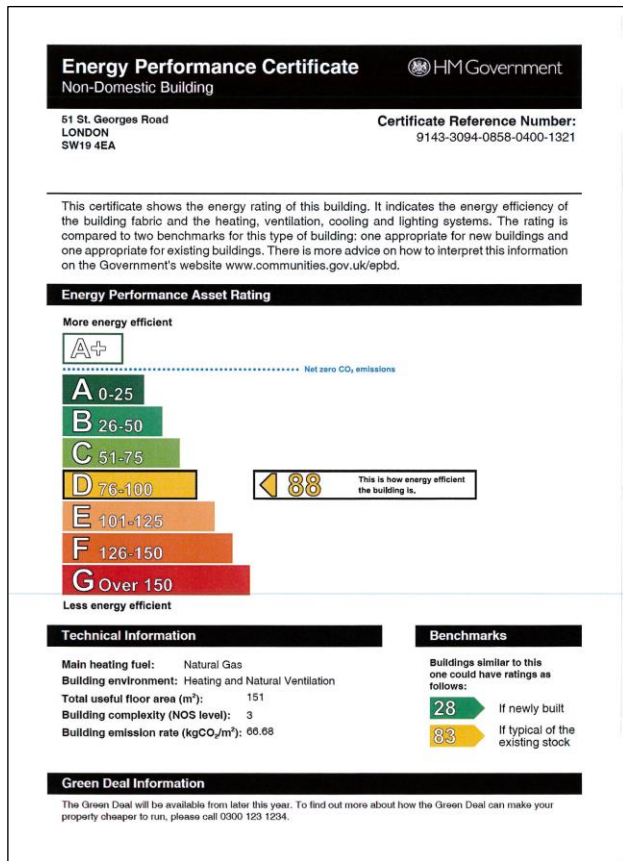
VAT is applicable to the rent.

## EPC

Band C (66)

**Rent: £22,500 - £40,000 per annum exclusive**

# EPC



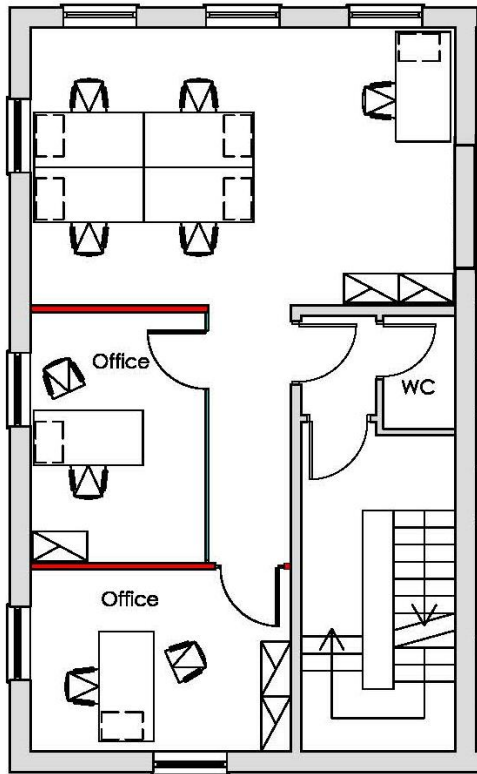
First Floor Office



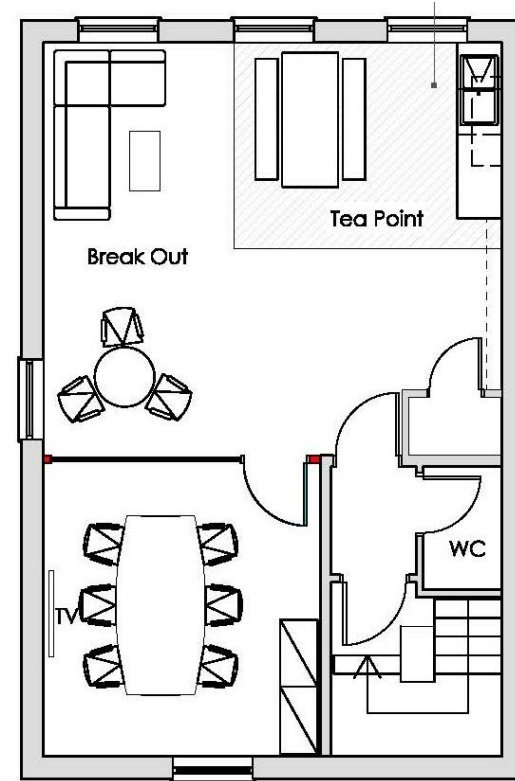
Second Floor Office

Rent: £22,500 - £40,000 per annum exclusive

## FLOOR PLANS



First Floor



Second Floor

## VIEWING

Strictly by appointment via Sole Letting Agents:

**Andrew Scott Robertson Commercial**

51 St Georges Road  
Wimbledon SW19 4EA

**Rent: £22,500 - £40,000 per annum exclusive**

**Contact: John King FRICS / Stewart Rolfe MRICS**

**Tel: 020 8971 3800**

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



**andrew scott  
robertson  
commercial**

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- (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

November 2025