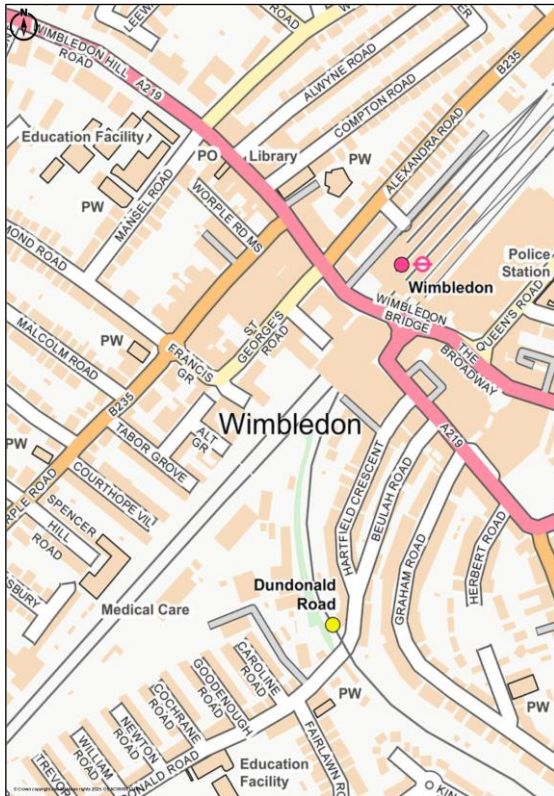


SELF-CONTAINED OFFICES  
FIRST & SECOND FLOOR  
51 ST GEORGES ROAD  
WIMBLEDON SW19 4EA

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.)

## VAT

VAT is applicable to the rent.

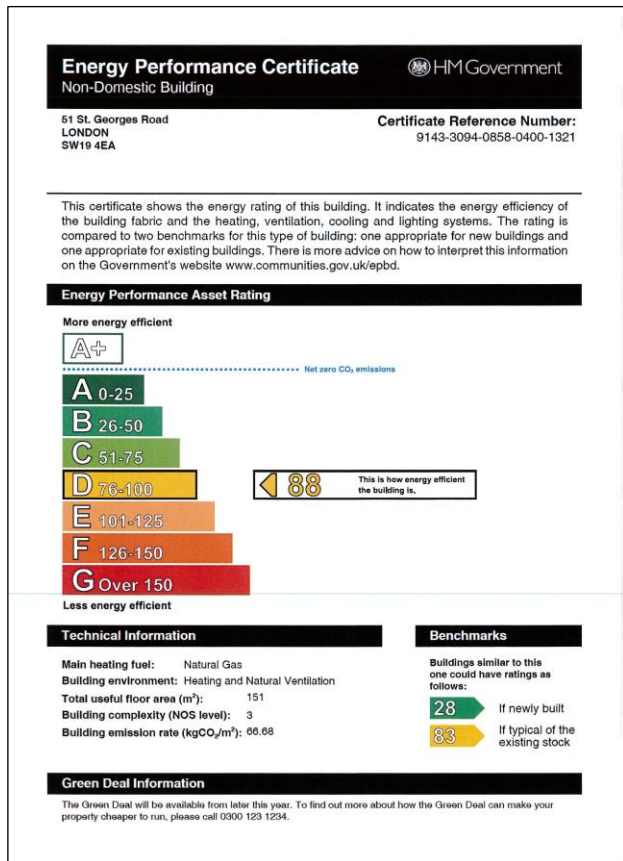
## EPC

Band C (66)

**Rent Per Suite: £17,500 per annum  
(inclusive of service charge)**



# EPC



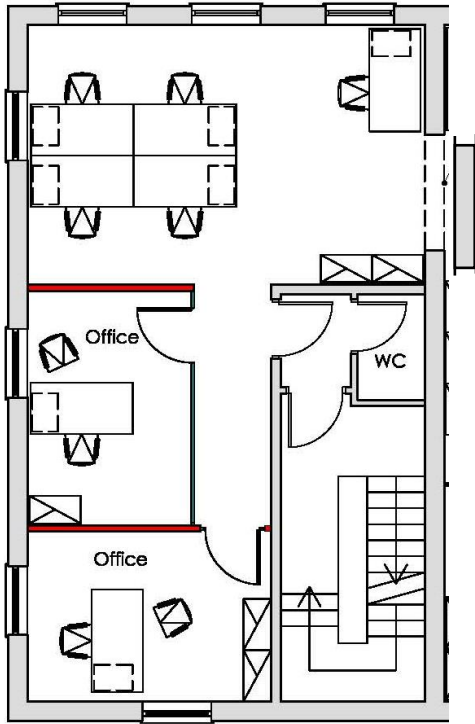
First Floor Office



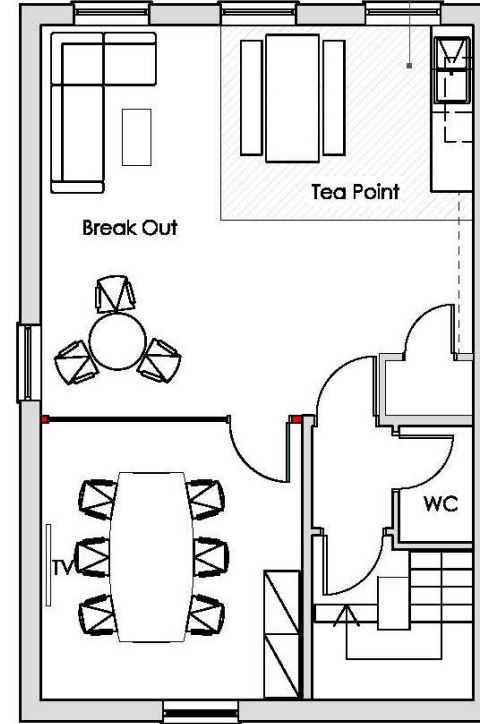
Second Floor Office

Rent Per Suite: £17,500 per annum  
(inclusive of service charge)

## 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

**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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