

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

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



andrew scott
robertson
commercial

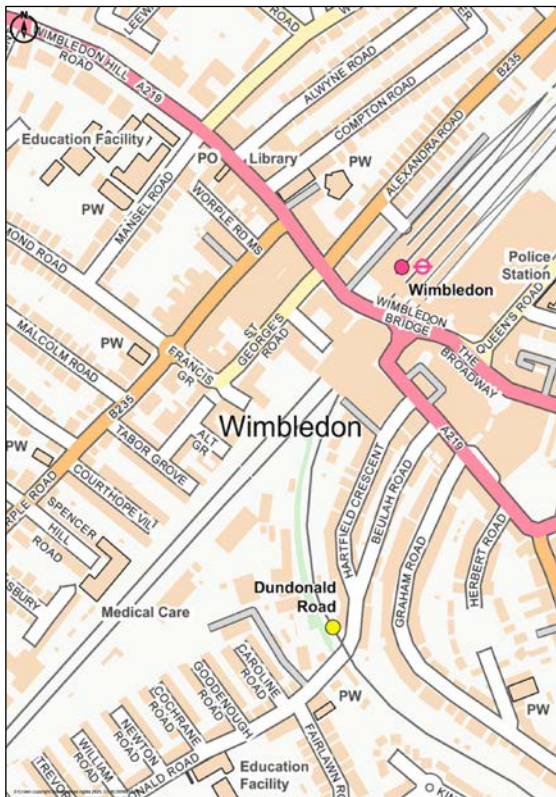
Important Notice – A Director of ASR Holds An Interest In This Property



PROFESSIONAL PROPERTY PEOPLE



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.

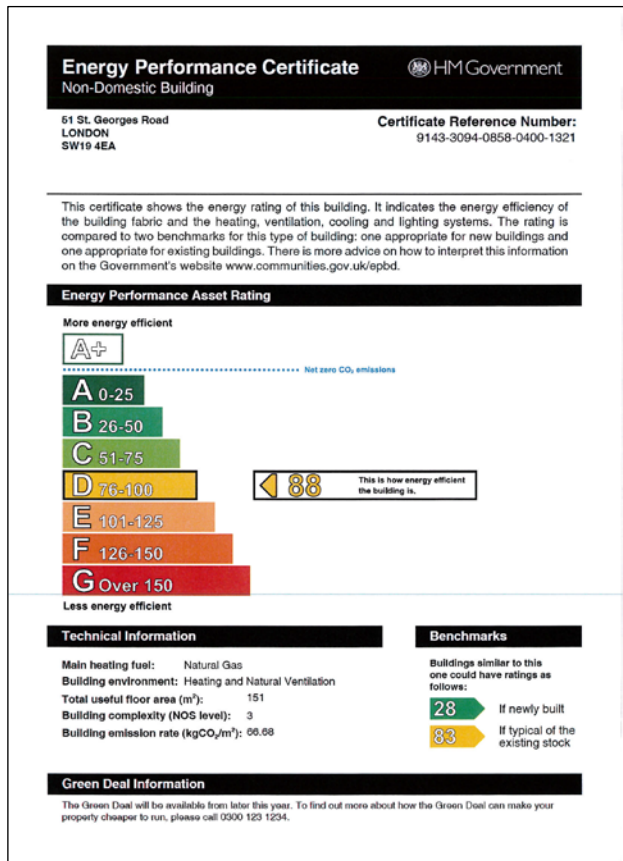
EPC

Band C (66)

**Rent Per Suite: £20,000 per annum
(inclusive of service charge)**

- 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 commercial has any authority to make or give any representation or warranty whatsoever in relation to this property

EPC



First Floor Office



Second Floor Office

Rent Per Suite: £20,000 per annum
(inclusive of service charge)

- (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
- (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 commercial has any authority to make or give any representation or warranty whatsoever in relation to this property

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

Quinton Scott Limited T/A andrew scott robertson commercial for itself and for the vendors or lessor of this property whose agents they are given 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
- (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;
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