

# WilliamHouse Wimbledon

2<sup>nd</sup> and 3<sup>rd</sup> Floor Offices  
9,333 sq ft (867 sq m)



## Key Highlights

### Second and third floor offices available from September 2021

- Immediate access to town centre amenity
- Flexible terms available
- Close proximity to Wimbledon Station
- Fully Fitted Space

**Important Notice:** Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.  
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Not to Scale - For Identification Purposes Only. - October 2020

William House provides high quality office space in the heart of Wimbledon town centre which is an increasingly popular business location.

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2<sup>nd</sup> and 3<sup>rd</sup> Floor Offices  
9,333 sq ft (867 sq m)

savills

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## Overview

The first and second floors have been fitted to provide open plan office space, meeting rooms, private offices and a break out area and are available from September 2021.

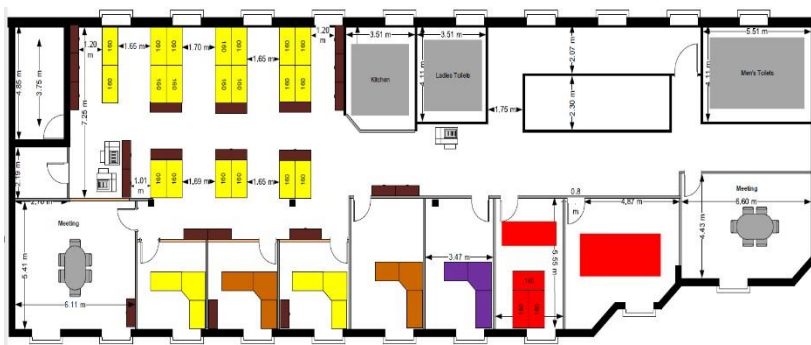
The area benefits from excellent public transport connections with the rail station being on the main line network (SWR) which provides regular services to Waterloo, Surbiton, Woking and Guildford. It's also on the London Underground (District Line) in addition to the London Trams meaning there is easy access to central and greater London. The A3 provides easy access to M25 Junction 10 whilst the M4 is 9 miles to the north.

Wimbledon has a strong amenity offer with a variety of cafes, restaurants, shops and leisure facilities.

## Available Accommodation

## Specification

Floor	Sq Ft	Sq M
3 <sup>rd</sup>	4,674	433



Floor	Sq Ft	Sq M
2 <sup>nd</sup>	4,659	434



- Air-conditioning
- Fully accessible raised floors
- Suspended ceilings
- Male, female and disabled WCs
- EPC D

### 3<sup>rd</sup> Floor

- 3 x Meeting Rooms
- 6 x Private Offices
- 20 x Open Plan Desks
- Kitchen / Break Out

### 2<sup>nd</sup> Floor

- 2 x Meeting Rooms
- 6 x Private Offices
- 43 x Open Plan Desks
- Kitchen / Break Out

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2<sup>nd</sup> and 3rd Floor Office – 8,496 sq ft (789 sq m)

The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored yellow, set against a solid yellow square background.

[savills.co.uk](https://www.savills.co.uk)

## Rent

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Available upon request.

## Rates & Service Charges

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Business Rates:	£7.80 psf
Service Charge:	£1.07 psf

## VAT

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The building has been elected for VAT

## Lease

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The space is available by way of assignment until March 2024.

Alternatively a new lease may be negotiated direct with the landlord.

## Viewing

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Stuart Chambers  
020 7409 2883  
[stuart.chambers@savills.com](mailto:stuart.chambers@savills.com)

Florence Horner  
020 7535 2971  
[Florence.horner@savills.com](mailto:Florence.horner@savills.com)

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