

# SterlingHouse Wimbledon

From 3,256 sq ft (303 Sq m) to 13,754 sq ft (1,280 sq m)



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## Key Highlights

### Fully fitted offices over 2nd and three upper floors with a roof terrace

- Immediate access to town centre amenity
- Flexible terms available
- Close proximity to Wimbledon Station
- 5<sup>th</sup> floor roof terrace

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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.

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2<sup>nd</sup> to 5<sup>th</sup> Floors

3,256 sq ft (303 Sq m) to 13,754 sq ft (1,280 sq m)

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## Overview

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

The second, third, fourth and fifth 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 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.

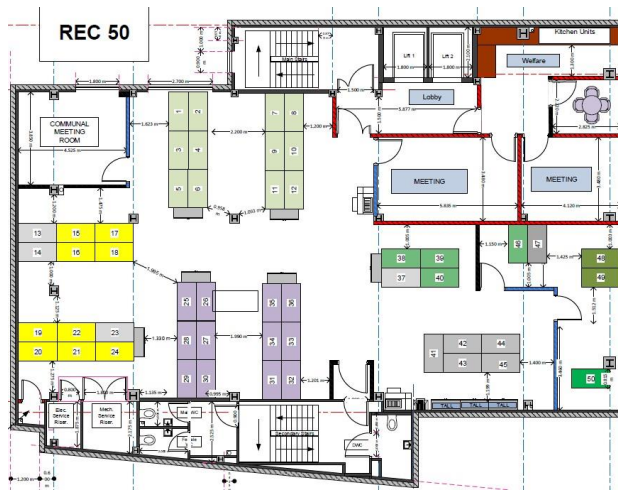
## Available Accommodation

Floor	Sq Ft	Sq M
5th	3,256	303
4th	3,256	303
3 <sup>rd</sup>	3,621	337
2 <sup>nd</sup>	3,621	337
<b>Total</b>	<b>13,754</b>	<b>1,280</b>

## Specification

- Air-conditioning
- Fully accessible raised floors
- Suspended ceilings
- Male, female and disabled WCs
- 5<sup>th</sup> floor roof terrace
- EPC C

## Indicative Layout



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## Rent

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Available upon request.

## Rates & Service Charges

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Business Rates: £10.01 psf  
assignment until March 2024.

Alternatively a new lease may be negotiated

## VAT

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The building has been elected for VAT

## Lease

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The space is available by way of sub lease or Service Charge: £4.07 psf

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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