

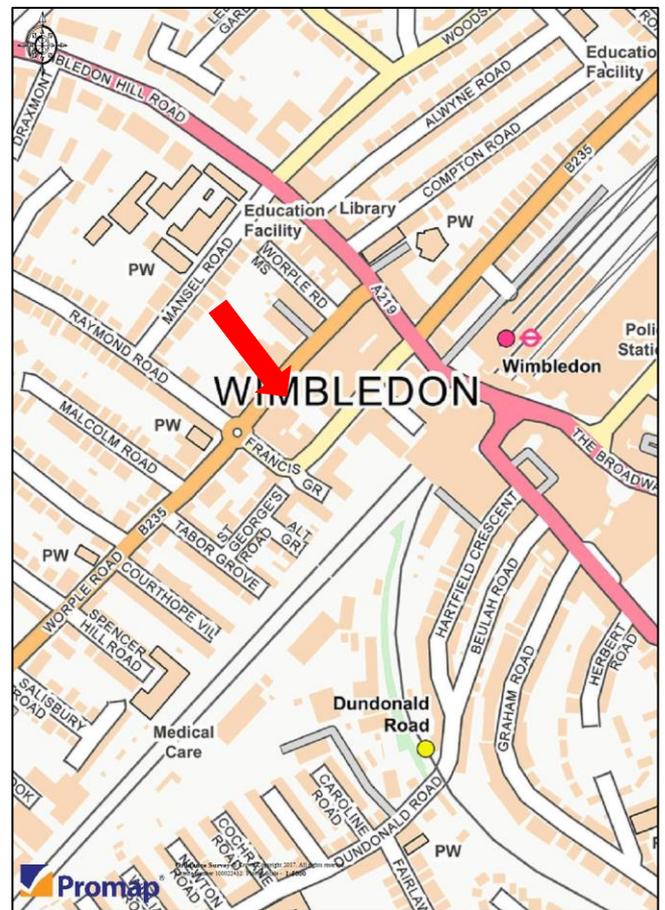


AIR CONDITIONED OFFICES TO LET

**PART 2ND FLOOR,
BARRY HOUSE
20-22 WORPLE ROAD
WIMBLEDON
SW19 4DH**



**Flexible space from approx.
500 sq. ft. to 1,000 sq. ft.
(46.45 to 92.90 sq. m.)**



LOCATION

The property is situated on the south-east side of Worple Road between its junction with Wimbledon Hill Road and Francis Grove in the heart of Wimbledon town centre.

It is a short walk from Wimbledon station with its Mainline Links to Waterloo (approx. 15 mins) and London Underground (District Line) and Thameslink services.

DESCRIPTION

Barry House is a purpose built property and the offices are to the 2nd floor. A sub-division offers offices to fit to individual requirement.

AMENITIES

- Fully carpeted
- Perimeter Trunking
- Kitchenette
- Air conditioning

RATES

Estimated rates payable 2020/21: Approx £8.48 psf.
Source VOA website

Interested parties are recommended to make their own enquiries with Merton Council.

TENURE

Leasehold, available until 25th June 2023.

ACCOMMODATION

Sub division to create flexible space available to suit own requirements.

RENT

On Application

VAT

The property is not elected for VAT.

EPC

Band D (91)

LEGAL COSTS

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

VIEWING

Strictly by prior appointment via agent:-

Andrew Scott Robertson
Commercial Department
24 High Street
Wimbledon
SW19 5DX

Ref: Stewart Rolfe
T: 020 8971 4999

E: commercial@as-r.co.uk

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