



NEWLY REFURBISHED

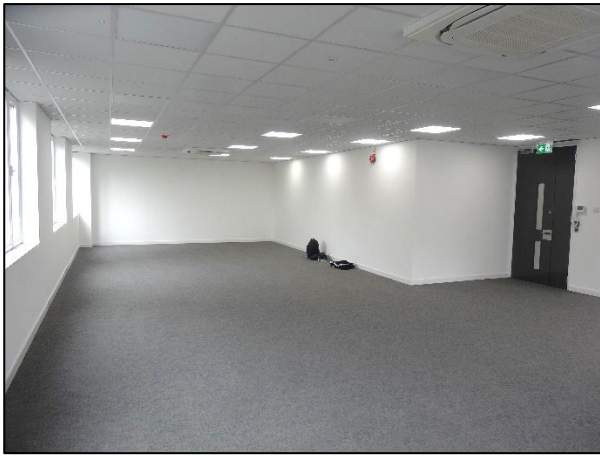
FIRST FLOOR OFFICES TO LET

**HILL PLACE HOUSE
55A HIGH STREET
WIMBLEDON VILLAGE
SW19 5BA**



3,574 SQ. FT. (332.00 SQ. M.)

4 CAR SPACES AVAILABLE



LOCATION

Hill Place House is situated on the High Street in Wimbledon Village. There are numerous shops, pubs, bars and restaurants within the immediate vicinity. The Village is a great place for business, set within a very popular leafy suburb. Wimbledon Common is adjacent to the property providing the perfect opportunity to take a moment out of the office. Wimbledon Village offers a strategic location for business being a short distance from the A3 and its transport links from Wimbledon town centre.

DESCRIPTION

The offices are situated on the first floor and are refurbished to Grade A quality open plan accommodation. See below for further details. There are 4 dedicated car parking spaces to the rear.

AMENITIES

- High quality refurbished offices
- New kitchen
- Passenger lift
- 4 dedicated parking spaces
- Good transport links

ACCOMMODATION:

3,574 sq. ft. (332.00 sq. m.)

RENT

£45.00 per sq. ft.

TENURE

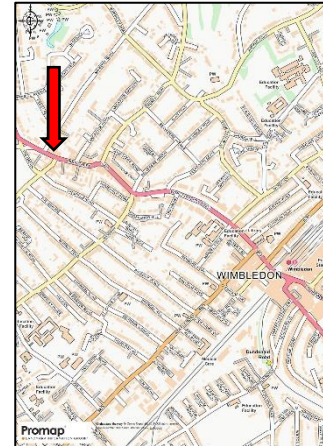
New lease on terms to be agreed.

SERVICE CHARGE

Details available on request.

VAT

The property is elected for VAT.



RATES

Rateable value: To be reassessed.

The 2020/21 UBR is 0.532p in the £. Interested parties are recommended to make their own enquiries with Merton Council.

PLANNING

B1 office use.

EPC

To be reassessed following completion of the refurbishment.

LEGAL COSTS

Each party to bear their own costs.

VIEWING

Strictly by appointment via joint sole agents:-

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

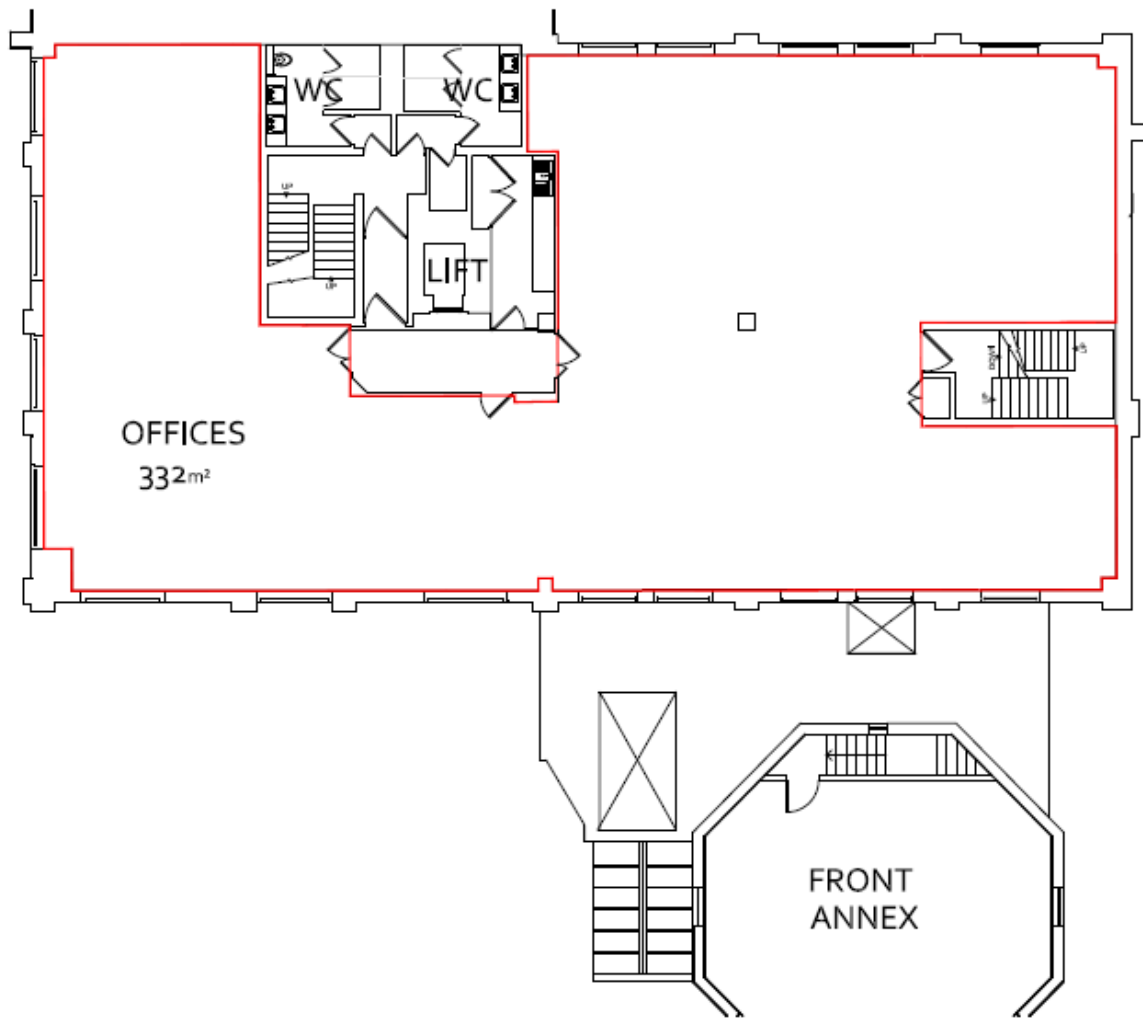
Hanover Green
Sackville House,
40 Piccadilly,
London
W1J 0DR

Ref: SR
T: 020 8971 4999
E: commercial@as-r.co.uk

Ref: DC/HP
T: 020 3130 6401
T: 020 3130 6416

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- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property



Summary Refurbishment specification

- Naturally ventilated space, with Daiken VRV fan coil units and condenser providing heating and cooling.
- New electrical DB board with check meter ready for tenant connection.
- Raised access floor
- New Armstrong Dune exposed grid suspended ceilings, with recessed LED lights, providing 500lux at desk top height, controlled by PIR sensors.
- Newly decorated plaster walls, doors window frames and window sills.

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