



**TO BE REFURBISHED**

**OFFICE SUITE TO LET**

**SUITES 2 & 3  
1<sup>ST</sup> FLOOR, BARRY HOUSE  
20-22 WORPLE ROAD  
WIMBLEDON  
SW19 4DH**



**1,255 SQ. FT. (116.57 SQ. M.)**



### **LOCATION**

The property is situated on the south-east side of Worples Hill 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 office property with retail to the ground floor. The available suite is situated on the 1<sup>st</sup> floor.

### **AMENITIES**

- Fully carpeted
- Perimeter Trunking
- Kitchenette
- To Be refurbished

### **RATES**

2017 rateable value :Suite 2 - £10,500;  
 Suite 3 – £13,250  
 Estimated rates payable 2019/20: £0.491p in £  
 Source VOA website  
 Transitional relief may be applicable. Interested parties are recommended to make their own enquiries with Merton Council.

### **TENURE**

Leasehold, available from September 2019

Available on a new lease on flexible terms to be agreed.

### **ACCOMMODATION**

1<sup>st</sup> Floor Suite 2: 560 sq. ft. ( 52.04 sq. m.)  
 1<sup>st</sup> Floor Suite 3: 695 sq. ft. ( 64.53 sq. m.)  
**TOTAL: 1,255 sq. ft. (116.57 sq. m.)**

### **RENT**

£38,000 per annum exclusive

### **VAT**

The property is not elected for VAT.

### **EPC**

To be advised

### **LEGAL COSTS**

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

### **VIEWING**

Strictly by appointment via joint sole agents:-

**Andrew Scott Robertson**  
 Commercial Department  
 24 High Street  
 Wimbledon  
 SW19 5DX  
 Ref: SR  
 T: 020 8971 4999  
 E: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)

**Lewis & Co.**  
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