



SELF CONTAINED OFFICES

502 SQ FT WITH CAR SPACE

TO LET



**51 ST GEORGES ROAD
WIMBLEDON TOWN CENTRE
SW19 4EA**

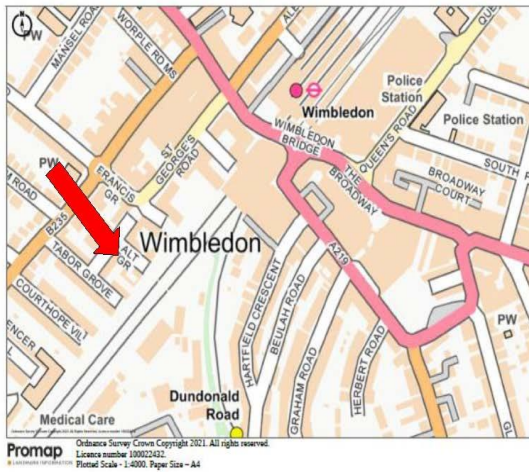
IMPORTANT NOTICE A DIRECTOR OF ASR HOLDS AN INTEREST IN THIS PROPERTY

Offices in Wimbledon Town and Wimbledon Village

andrew scott robertson is a trading name of AR & QS Holdings Limited
Registered Office: Admel House, 24 High Street, London SW19 5DX Registered No: 7956401 England

Regulated by RICS





LOCATION

Located in the heart of Wimbledon's office centre and benefiting from superb transport access that includes Main Line, Thameslink, District Line and Tramlink train services direct to Waterloo within 20 minutes.

Wimbledon town is well served with bar and restaurant chains together with two department stores. Centre Court shopping centre provides 300,000 sq ft of retail space, close by is Wimbledon Village and Common – a 15-minute walk or short bus ride.

DESCRIPTION

This refurbished office building is arranged over ground, first and second floors. The ground floor suite is available it provides an open plan office with separate meeting room.

AMENITIES

- Raised floor in main office
- One parking spaces
- Gas fired central heating
- Comfort cooling
- Carpeting
- WC facilities Ground & 1st Floor
- Kitchen fitted
- New Double-glazed windows
- EPC Rating currently 88 to be updated

ACCOMMODATION

Ground Floor N.I.A. 502 sq ft (46.63 sq m)

At Rear One car spaces

TENURE

The property is available on a new FRI Lease for a term to be agreed.

RENT

£27,500 per annum exclusive.

RATES

R.V £3,000

SERVICE CHARGE

Approx. £ 2,000 p.a

VAT

VAT is applicable.

LEGAL COSTS

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

VIEWING

For further details or to arrange a viewing please contact:

Andrew Scott Robertson
COMMERCIAL DEPARTMENT
24 HIGH STREET, WIMBLEDON VILLAGE
LONDON SW19 5DX
020 8971 4999

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) 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

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