



CLASS E SUITE TO LET

ELM & BIRCH SUITES HESTON COURT BUSINESS CENTRE CAMP ROAD WIMBLEDON SW19 4UW



ACCOMMODATION : 951 SQ. FT. 88.35 (SQ. M.)



LOCATION

Heston Court Business Centre is located adjacent to Wimbledon Common Golf Club and is approximately ½ a mile from Wimbledon Village High Street. The area provides excellent transport links with the A3 a short drive away.

DESCRIPTION

The available suite is currently sub-divided into three rooms; a pilates/fitness suite, two treatment rooms, a kitchen and a reception area. It is well presented with laminate flooring throughout and recessed Category 2 light boxes.

The property is available with one car parking space.

AMENITIES

- ***Class E Use***
- ***Fully Fitted Kitchen***
- ***Gas Fired Central Heating***
- ***Air conditioned***
- ***Central Courtyard***
- ***One Car Parking Space***

TENURE

An internal repairing and insuring lease for a term to be agreed.

ACCOMMODATION:

NIA 951 sq. ft. (88.35 sq. m.)

PRICE/RENT

£24,500 per annum exclusive.

SERVICE CHARGE

Approximately £6.50 per sq. ft.

VAT

We understand VAT is not applicable to the rent.

EPC

D (84).

RATES

Rateable value: £19,500

The 2021/22 UBR is 49.9p in the £. Interested parties are recommended to make their own enquiries with Merton Council.

LEGAL COSTS

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

VIEWING

Strictly by appointment:-

**ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX**

Contact: Stewart Rolfe

Tel: 020 8971 4999

Email: commercial@as-r.co.uk

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

Energy Performance Certificate

Non-Domestic Building



ELM & BIRCH SUITE
Heston Court
19 Camp Road
LONDON
SW19 4UW

Certificate Reference Number:
0652-0435-4269-8000-6096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 84

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	84
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	67.85
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

24 If newly built

71 If typical of the existing stock

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