

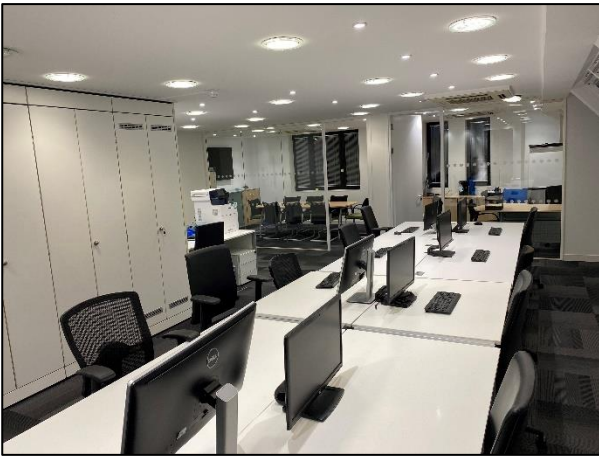
PART 3RD FLOOR OFFICES TO LET

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



868 SQ. FT. (80.64 SQ. M.)

1 CAR SPACE 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 to the west of the third floor. There is 1 dedicated car parking space to the rear.

AMENITIES

- Grade A+ quality offices
- Kitchen
- Passenger lift
- 1 dedicated parking space
- Good transport links

ACCOMMODATION:

868 sq. ft. (803.64 sq. m.)

RENT

£39,060 per annum exclusive.

TENURE

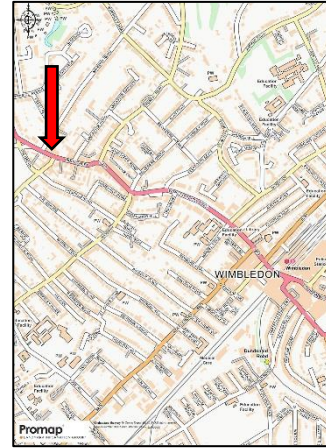
New lease on terms to be agreed.

SERVICE CHARGE

Details available on request.

VAT

The property is elected for VAT.



RATES

Rateable value: To be reassessed.

The 2020/21 UBR is 0.499p in the £. Interested parties are recommended to make their own enquiries with Merton Council.

PLANNING

B1 office use.

EPC

Band E (118).

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

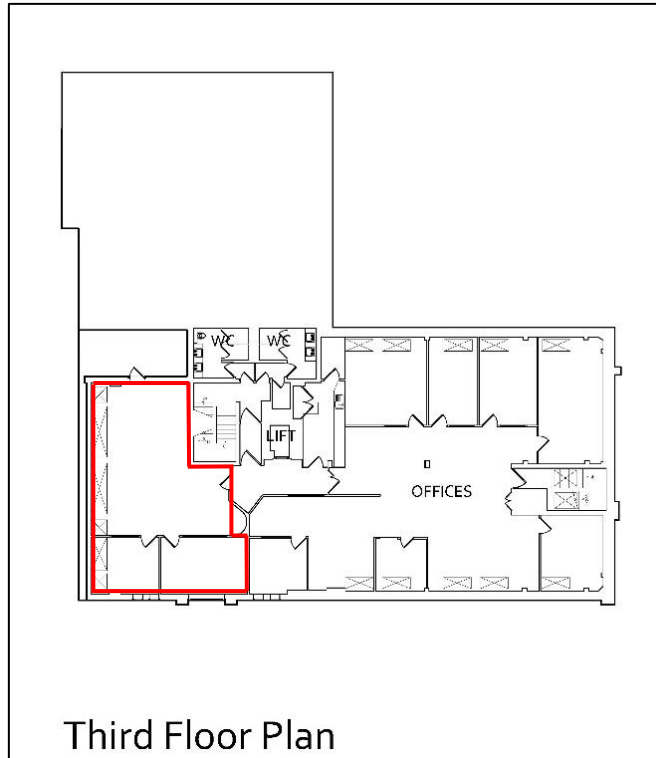
Hanover Green
Sackville House,
40 Piccadilly,
London
W1J 0DR

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

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

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:

- VAT may be applicable.
- 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
- 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;
- 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 HM Government
 Non-Domestic Building

THIRD FLOOR WEST OFFICE
 55A High Street Wimbledon
 LONDON
 SW19 5BA

Certificate Reference Number:
 0779-0237-3869-1097-8002

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

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **118** This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	121
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	104.7
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

29

If newly built

77

If typical of the existing stock

- 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.
 - (iv) 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
 - (v) 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