

**37A CHURCH ROAD
WIMBLEDON VILLAGE, SW19 5DQ**



NEWLY REFURBISHED PREMISES

	SQ. FT.	SQ. M.
First Floor Offices	438.00	40.66



LOCATION

Located on the west side of Church Road in the sought after Wimbledon Village. The All England Tennis Club is a short drive away. Wimbledon town centre is within easy reach as is Wimbledon Common.

DESCRIPTION

The property comprises first floor self-contained offices split into three rooms. The offices benefit from plenty of natural light and have been recently refurbished.

AMENITIES

- Plenty of storage
- Refurbished
- Intercom system
- Electric heating and A/C

TENURE

To be let on effective FRI lease for a term to be agreed. The leases to be outside the provision of the Landlord & Tenant Act 1954 Part II.

ACCOMMODATION (NIA)

Level	Sq. M.	Sq. Ft.
First Floor:	40.66	438.00
Total:	<u>40.66</u>	<u>438.00</u>

RENT

First Floor: £15,500 pax

VAT

We have been advised that the building is not registered for VAT.

EPC

E-109.

RATES

2020/21 Rateable Value:-

First Floor: £11,000 @ 0.493 in £

LEGAL COSTS

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

VIEWING

Strictly by appointment through owner's Sole Letting Agents:-

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

Contact: James Rutter

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:

- 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
- August 2020

Energy Performance Certificate

Non-Domestic Building



37a Church Road
LONDON
SW19 5DQ

Certificate Reference Number:
0790-0138-1249-6403-1002

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



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

◀ **109**

This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	57
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	81.18
Primary energy use (kWh/m ² per year):	480.2

Benchmarks

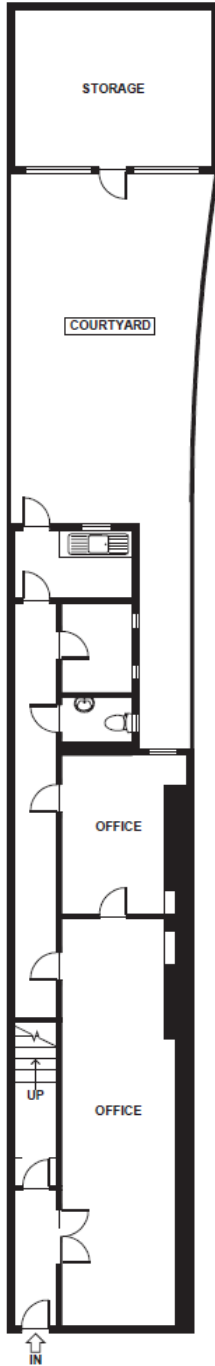
Buildings similar to this one could have ratings as follows:

32 If newly built

93 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:

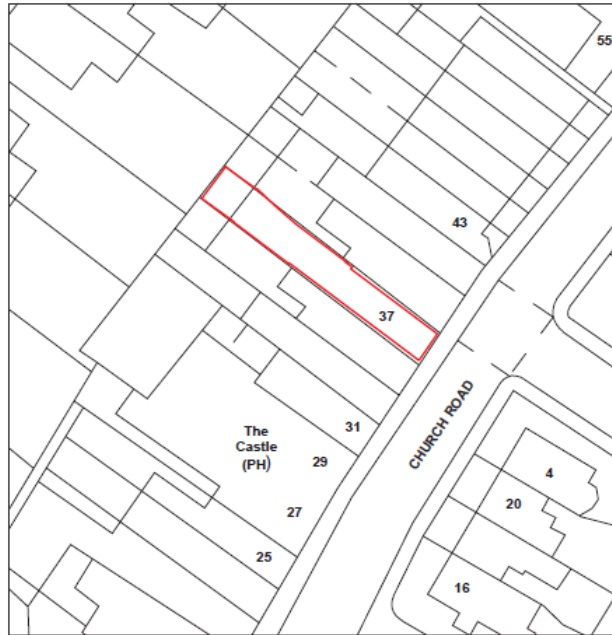
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GROUND FLOOR

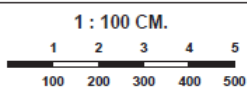


FIRST FLOOR



SITE PLAN SCALE 1 : 500

RED OUTLINED AREAS ARE PART OF PREMISES



Scale : For the plan to be in scale, the above scale bar must measure correct. e.g. 5 centimeters when printed.

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project 37 37A CHURCH-ROAD

drawing title LP - 37 37A CHURCH ROAD

scale 1 : 100 AT A3

date

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revision

120

A/
 (i)
 (ii)

(iii)

(iv)

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