

**TO LET**  
**FIRST FLOOR EAST OFFICE SUITE**

**WOODCOCK HOUSE  
HIGH STREET  
WIMBLEDON VILLAGE  
SW19 5BY**



**ACCOMMODATION: 1,432 SQ FT (133 SQ M)**



*Photographs taken September 2015*

### **LOCATION**

Woodcock House is located on the High Street, in the heart of Wimbledon Village, in a secure, gated cobblestone development. Numerous shops, pubs, bars and restaurants are within the immediate area. Wimbledon Mainline, Underground and Tramlink stations are approximately half a mile away and the area is serviced by good local bus routes.

### **DESCRIPTION**

The office is situated on the first floor and provides high quality, open plan office accommodation. There are 2 designated car parking spaces

### **AMENITIES**

- Open Plan Office Accommodation
- AC/Comfort Cooling
- Perimeter Trunking
- Good Natural Light
- Two Car Parking Spaces

### **TENURE**

A new effective FRI lease outside the security provisions of the Landlord & Tenant Act 1954.

### **EPC**

D - 91

### **RENT**

£60,860 per annum exclusive.

### **VAT**

The property is VAT elected.

### **RATES**

Rateable value: £40,500.

The 2020/21 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](mailto: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



Energy Performance Certificate
HM Government

**Non-Domestic Building**

FIRST FLOOR, LEFT HAND SUITE,  
Woodcock House  
Gibbard Mews  
High Street Wimbledon  
LONDON  
SW19 5BY

**Certificate Reference Number:**  
0322-0435-7000-7401-0000

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 on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient

A+

Nat zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

91

← This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Natural Gas  
 Building environment: Air Conditioning  
 Total useful floor area (m<sup>2</sup>): 138  
 Building oomplexity (NOS level): 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 62.98

Benchmarks

Buildings similar to this one could have ratings as follows:

27

If newly built

80

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0800 128 1284.

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