

OFFICE SPACE TO LET
30 HOMEFIELD ROAD
WIMBLEDON VILLAGE
SW19 4QF



616 Sq ft (57.20 Sq M) - 1,256 Sq ft (115.56 Sq M)



LOCATION

The property is located in Homefield Road in the sought after Wimbledon village, in close proximity to an array of shops, cafés and restaurants.

Wimbledon Mainline, Underground and Tramlink stations are approximately half a mile away and the area is serviced by good local bus routes.

DESCRIPTION

The property comprises two floors of modern, well-lit office accommodation. The space is fully furnished with W.C.s included.

ACCOMODATION

Ground Floor: 616 sq. ft. (57.20 sq. m.)

First Floor: 640 sq. ft. (59.51 sq. m.)

UNDER OFFER

Total: 1,256 sq. ft. (115.56 sq. m.)

TENURE

A new lease on terms to be agreed.

RENT

£30,000 per annum per floor inclusive of business rates, service charge and electricity, as well as a cleaner.

USE CLASS

E – commercial.

VAT

VAT is applicable.

RATES

Business rates are included in the rent.

EPC

E-109.

LEGAL COSTS

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

VIEWING

Strictly by appointment via sole agents:-

**andrew scott robertson
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX
TEL: 020 8971 4999
Contact: James Rutter
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

January 2021

Energy Performance Certificate

Non-Domestic Building



30, Homefield Road
LONDON
SW19 4QF

Certificate Reference Number:
0070-8232-0310-4110-4034

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

F 126-150

G Over 150

Less energy efficient

◀ **109** 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):	225
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	75.04
Primary energy use (kWh/m ² per year):	443.86

Benchmarks

Buildings similar to this one could have ratings as follows:

32 If newly built

94 If typical of the existing stock

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