

TO BE REFURBISHED

OFFICE SUITE TO LET

SUITES 2 & 3 1ST FLOOR, BARRY HOUSE 20-22 WORPLE ROAD WIMBLEDON SW19 4DH



1,255 SQ. FT. (116.57 SQ. M.)







LOCATION

The property is situated on the south-east side of Worple Road between its junction with Wimbledon Hill Road and Francis Grove in the heart of Wimbledon town centre.

It is a short walk from Wimbledon station with its Mainline Links to Waterloo (approx. 15 mins) and London Underground (District Line) and Thameslink services.

DESCRIPTION

Barry House is a purpose built office property with retail to the ground floor.

The available suite is situated on the 1st floor.

AMENITIES

- Fully carpeted
- Perimeter Trunking
- Kitchenette
- To Be refurbished

RATES

2017 rateable value :Suite 2 - £10,500;

Suite 3 - £13,250

Estimated rates payable 2019/20: £0.491p in £

Source VOA website

Transitional relief may be applicable. Interested parties are recommended to make their own enquiries with Merton Council.



TENURE

Leasehold, available from September 2019

Available on a new lease on flexible terms to be agreed.

ACCOMMODATION

1st Floor Suite 2: 560 sq. ft. (52.04 sq. m.) 1st Floor Suite 3: 695 sq. ft. (64.53 sq. m.) TOTAL: 1,255 sq. ft. (116.57 sq. m.)

£38,000 per annum exclusive

The property is not elected for VAT.

<u>EPC</u>

To be advised

LEGAL COSTS

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

Strictly by appointment via joint sole agents:-

Andrew Scott Robertson

Commercial Department 24 High Street Wimbledon SW19 5DX Ref: SR

T: 020 8971 4999

E: commercial@as-r.co.uk

Lewis & Co.

Collingham House 6-12 Gladstone Road Wimbledon **SW19 1QT** Ref: AL T:020 3940 5575 E:alex@lewisco.co.uk

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