

Grade A Class E TO LET

Suites 1 & 3, 83 Hartfield Road
Wimbledon
SW19 3ES

Up to 3,078 sq. ft.
(285.98 sq. m)



andrew scott
robertson
commercial

High quality open plan space with parking close to town centre



PROFESSIONAL PROPERTY PEOPLE



LOCATION PLAN



LOCATION

Wimbledon is located in South West London, approximately 6 miles from Central London and is exceptionally well served by road, bus and rail links. The nearby A3 links Central London with junction 10 of the M25.

The property is situated within a short walk of Wimbledon BR, Underground (District Line) and Tram station, which offers excellent communications (Waterloo approximately 12 minutes journey time). Wimbledon benefits from a wide range of amenities including bars, restaurants, banks, café and leisure facilities.

DESCRIPTION

These self contained offices were constructed in 2017 and provide excellent, Grade A accommodation with fully accessed raised floor and air conditioning system.

The floors are open plan with single glazed meeting room, a separate kitchen/breakout area and 2 WCs per floor. A lift serves both floors.

AMENITIES

- 90 mm fully accessed raised floor
- VRF comfort cooling
- Thermally efficient double glazed anodised aluminium windows
- Feature ceiling raft
- Spotlights throughout
- Bolon flooring throughout
- Intruder alarm system
- Furniture available.

FLOOR AREAS

Suite 1	
Lower ground:	1,722 sq. ft. (160.00 sq. m.)
Suite 3	
Ground:	1,356 sq. ft. (125.98 sq. m.)
TOTAL:	3,078 sq. ft. (285.98 sq. m.)

TENURE

The suites are available on a new lease on terms to be agreed. Consideration will be given to a letting of Suite 1 only. The ground floor will not be let in isolation.

RENT

Suite 1	£60,270 per annum exclusive
Suite 3	£54,240 per annum exclusive

LEGAL COSTS

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

VAT

The property is elected for VAT.

EPC

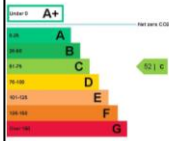
Suite 1 – Band C (52) Expires 10 Aug 2030
Suite 3 – Band B (30) Expires 19 Dec 2034

RATES

2026 List rateable values
Suite 1: £51,500
Suite 3: £57,000
UBR 2026/27 – 0.43.2 in the £
Source: VOA website.

Interested parties should make their own enquiries with Merton Council to confirm the rates payable.

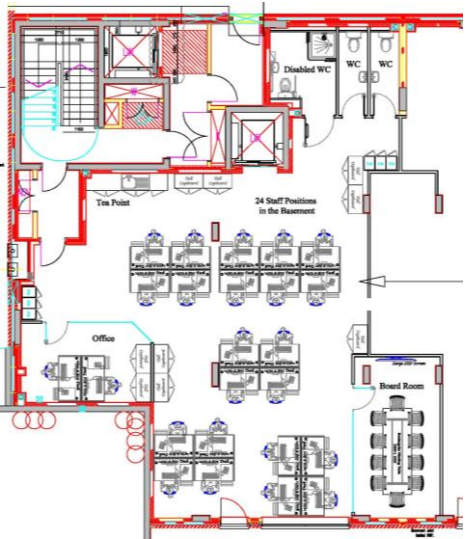
EPC

Energy performance certificate (EPC)		
LOWER GROUND FLOOR Suite 1 23 Portland Road LONDON SW19 1JG	Energy rating C	Valid until: 19 August 2030 Certificate number: 0090-8250-6350-7691-3040
Property type	B1 Offices and Workshop businesses	
Total floor area	156 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.		
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.		
Energy efficiency rating for this property		Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.
This property's current energy rating is C.		
		How this property compares to others
		Properties similar to this one could have ratings:
If newly built		33 B
If typical of the existing stock		97 D
Properties are given a rating from A+ (most efficient) to G (least efficient).		

Suite 1 – Ground Floor

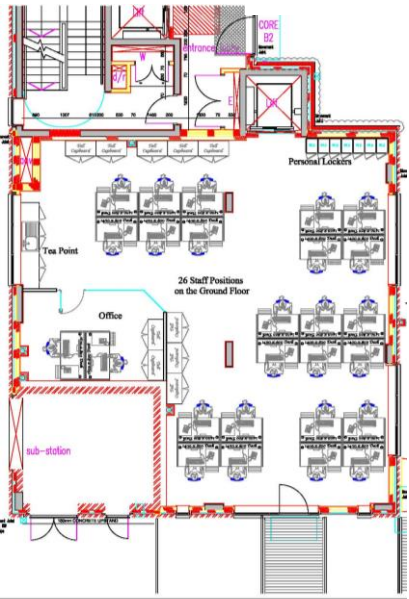
FLOOR PLANS

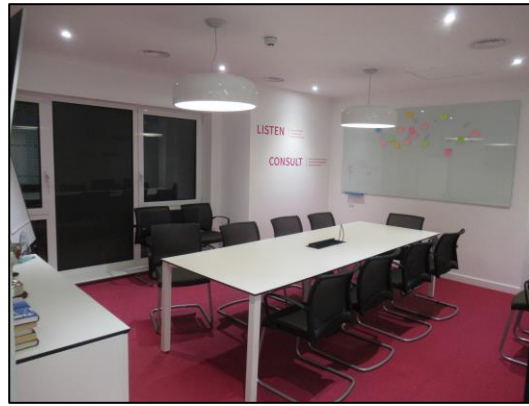
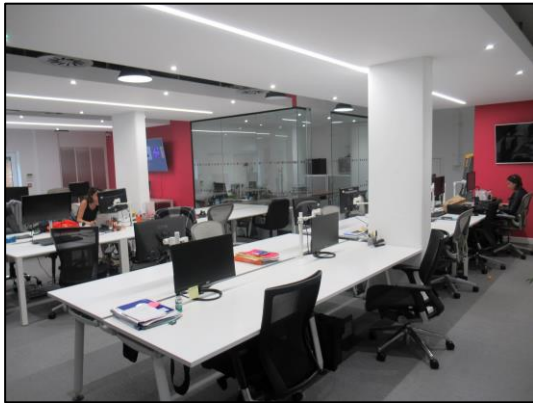
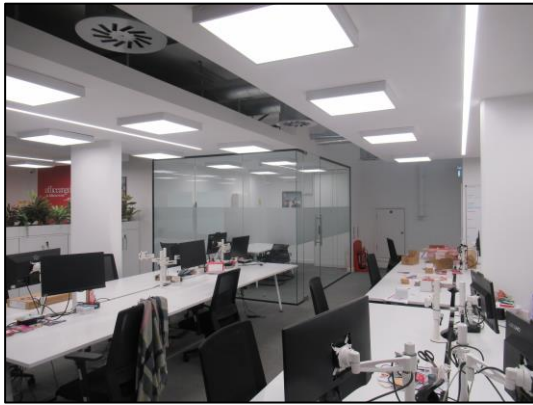
Not To Scale



Suite 3 – Lower Ground Floor

Energy performance certificate (EPC)		
Ground Floor Suite 3 23 Portland Road LONDON SW19 1JG	Energy rating B	Valid until: 18 December 2034
		Certificate number: 8031-8156-1482-4320-1946
Property type		Offices and Workshop Businesses
Total floor area		138 square metres
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		Properties get a rating from A+ (best) to G (worst) and a score.
This property's energy rating is B.		The better the rating and score, the lower your property's carbon emissions are likely to be.
Energy A+ 100-105 90-100 80-85 70-75 60-65 50-55 40-45 30-35 20-25 10-15 0-10 A B C D E F G Net score 100 90 80 70 60 50 40 30 20 10 0		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built		
If typical of the existing stock		





Strictly by appointment via Sole Agents:
Andrew Scott Robertson Commercial
 Contact: **Stewart Rolfe**
 Tel: **020 8971 3800**
 Email: **commercial@as-r.co.uk**

- (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 commercial has any authority to make or give any representation or warranty whatsoever in relation to this property