



SERVICED OFFICES TO LET

THE OLD TOWN HALL, QUEENS ROAD WIMBLEDON SW19 8YB



VARIOUS SUITES AVAILABLE ON FLEXIBLE TERMS



PROFESSIONAL PROPERTY PEOPLE





LOCATION

The property is located in a prime town centre position, adjacent to Wimbledon Train station with its regular services to London Waterloo (19 mins.) and its connections to London Underground (District Line) and Tramlink (linking to Croydon and Beckenham). The property is also next to Centre Court Shopping Centre.

DESCRIPTION

The Old Town Hall comprises newly refurbished, high quality, serviced office accommodation

AMENITIES

- Train services close by
- Town Centre
- Refurbished
- On Site Car Parking available
- Gas fired central heating
- Air Conditioning
- Lift
- Manned Reception Area

PLANNING

B1 Offices

TENURE

Flexible licences available on monthly basis.

ACCOMMODATION

See attached schedule for current availability.

LICENCE FEE

See attached schedule for licence fees.

VAT

VAT is charged in addition to the licence fees.

EPC

Not required. Listed building.

RATES

Included in licence fee.

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

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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

April 2024

AVAILABILITY SCHEDULE AS AT APRIL 2024

Suite	Floor	Approx. Sq. Ft.	No. of Work Stations	List Price pcm	Available	Notes
2 person office		100	2	£1,120	Now	Excellent natural light. Best location in Wimbledon next to station.
Sampras	1 st	200	4	£2,240	01/06/24	Excellent natural light. Best location in Wimbledon next to station.
Laver	1 st	150	3	£1,680	Now	Excellent natural light. Best location in Wimbledon next to station.
03 – Borg	1 st	700	14	£7,840	Now	Excellent natural light. Best location in Wimbledon next to station.
Swiatek	2 nd	500	10	£5,000	Now	Excellent natural light. Best location in Wimbledon next to station.
Henin	2	250	5	£2,800	Now	Excellent natural light. Best location in Wimbledon next to station.
Hewitt A	2 nd	150	3	£1,680	Now	Excellent natural light. Best location in Wimbledon next to station.
Raonic	2 nd	700	14	£6,300	Now	Excellent natural light. Best location in Wimbledon next to station.
Cash	2 nd	450	9	£5,040	01/06/24	Excellent natural light. Best location in Wimbledon next to station.