



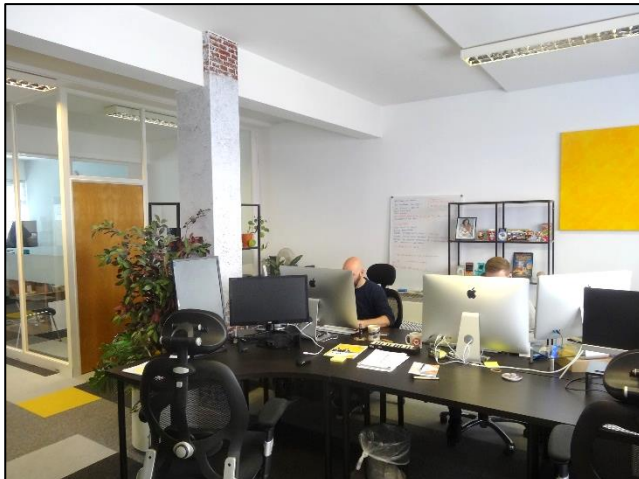
**OFFICE UNIT TO LET**  
**(OTHER USES CONSIDERED SUBJECT TO NECESSARY CONSENTS)**

**UNIT 1, GROUND FLOOR,  
BARRY HOUSE  
20-22 WORPLE ROAD  
WIMBLEDON  
SW19 4DH**



**Unit 1:**

**1,015 SQ. FT. (94.30 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 property with 2 retail/office units to the ground floor with offices above.

The available unit is situated to the ground floor.

## **AMENITIES**

- Carpet tiles flooring
- Fluorescent strip lighting
- Kitchenette
- 2 WCs

## **RATES**

2017 rateable value: £18,750

Estimated rates payable 2019/2020: £0.491 in £  
Source VOA website

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

## **TENURE**

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

## **SERVICE CHARGE**

Approx. £1,915 for the year to 31<sup>st</sup> March 2020.

## **USES**

B1 Offices. Other uses considered, subject to the necessary consents.

## **ACCOMMODATION**

Unit 1: 1,015 sq. ft. (94.30 sq. m.)

## **RENT**

£32,500 per annum exclusive

## **VAT**

The property is not elected for VAT

## **EPC**

TBA

## **LEGAL COSTS**

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

## **VIEWING**

Strictly by appointment via joint sole agents:-

**Andrew Scott Robertson**  
Commercial Department  
24 High Street  
Wimbledon  
SW19 5DX

**Lewis & Co.**  
Collingham House  
6-12 Gladstone Road  
Wimbledon  
SW19 1QT

Ref: SR  
T: 020 8971 4999  
E: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)

Ref: AL  
T: 020 3940 5575  
E: [alex@lewisco.co.uk](mailto:alex@lewisco.co.uk)

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